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Filey Waye, Ruislip, HA4 9AY
£600,000

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- Four Bedrooms
- Garage
- Private Driveway
- Two Bathrooms
- Highly Regarded Schools Nearby
- Semi Detached
- 1326 Sq Ft
- Prime Location
- Extended To Side & Rear
- Walking Distance To Ruislip Manor Station

Description

Occupying a generous plot, this spacious four-bedroom family home offers over 1,300 sq. ft. of well-planned and versatile accommodation, making it an excellent choice for growing families.

The ground floor comprises a bright and expansive reception and dining room, a fitted kitchen with adjoining utility room, a separate family room overlooking the rear garden, and a convenient downstairs cloakroom.

To the first floor are four well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the property benefits from a rear garden, ideal for outdoor entertaining and family enjoyment, leading to a garage.

Further benefits include ample off-street parking to the front.

Situation

Filey Way is a popular residential location in Ruislip Manor, offering an excellent balance of convenience, connectivity and family-friendly surroundings.

Ruislip Manor Underground Station is approximately 0.5 miles away, providing Metropolitan and Piccadilly Line services with direct access into Central London and across the capital. The area is also well served by a selection of highly regarded schools, including Lady Bankes Primary School, Field End Infant and Junior Schools, Ruislip High School and Bishop Ramsey Church of England School.

Ruislip Manor High Street is within easy reach and offers a varied range of independent shops, cafés, restaurants, pubs and everyday amenities. Further shopping, leisure and recreational facilities can also be found throughout Ruislip and the surrounding area.



Filey Way, Ruislip, HA4
Approximate Area = 1236 sq ft / 114.8 sq m
Garage = 90 sq ft / 8.4 sq m
Total = 1326 sq ft / 123.2 sq m
For identification only - Not to scale

Ground Floor

Garage
3.59 x 2.34
11'9" x 7'8"

Garden
20.56 x 4.66
67'5" x 15'3"

Family Room
3.73 x 2.73
12'3" x 8'11"

Reception / Dining Room
6.88 max x 4.99 max
22'6" x 16'4"

Kitchen
4.03 max x 2.50 max
13'3" x 8'2"

Utility
2.50 max x 1.82 max
8'2" x 6'0"

Extends To
5.81 x 19'1"

Extends To
6.02 x 19'9"

First Floor

Bedroom 1
4.02 max x 3.96 max
13'2" x 13'0"

Bedroom 2
3.28 max x 2.52 max
10'9" x 8'3"

Bedroom 3
2.62 max x 2.55 max
8'7" x 8'4"

Bedroom 4
2.99 max x 2.77 max
9'10" x 9'1"

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Ruislip Manor area. Victoria Rd runs vertically through the center. To the north, Dulverton Rd and Chelston Rd branch off to the right, while Cornwall Rd branches off to the left. The Cedars Medical Centre is marked with a red hospital icon on the right side of Victoria Rd. Further south, St Paul's, Ruislip Manor is marked with a church icon on the left side. Filey Way branches off to the right from Victoria Rd. At the bottom, Love 2 Pass is marked with a blue circular icon on the right side. The map also shows Ashburton Rd on the left and Beverley Rd on the right. Green areas represent parks or fields. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 71	Potential 84	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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