

**ALLDAY  
& MILLER**



Filey Way, Ruislip, HA4 9AY  
£550,000

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## Filey Way, Ruislip, HA4 9AY

**£550,000**

- Three Bedroom Larger Style Manor Home
- Walking Distance to Ruislip Manor
- Well Presented Throughout
- Quiet Sought After Location
- Close to Ruislip Manor Station (Met & Piccadilly Lines)
- Conservatory to Rear
- Nearby to Highly Regarded Schools
- Short Drive to A40/M4/M25
- Private Rear Garden
- No Onward Chain

## Description

The ground floor features a welcoming reception/dining room, providing a versatile space ideal for both relaxing and entertaining. Completing the ground floor is a fitted kitchen and separate utility room, offering useful practical space

Upstairs, the property offers three generously proportioned bedrooms and a family bathroom.

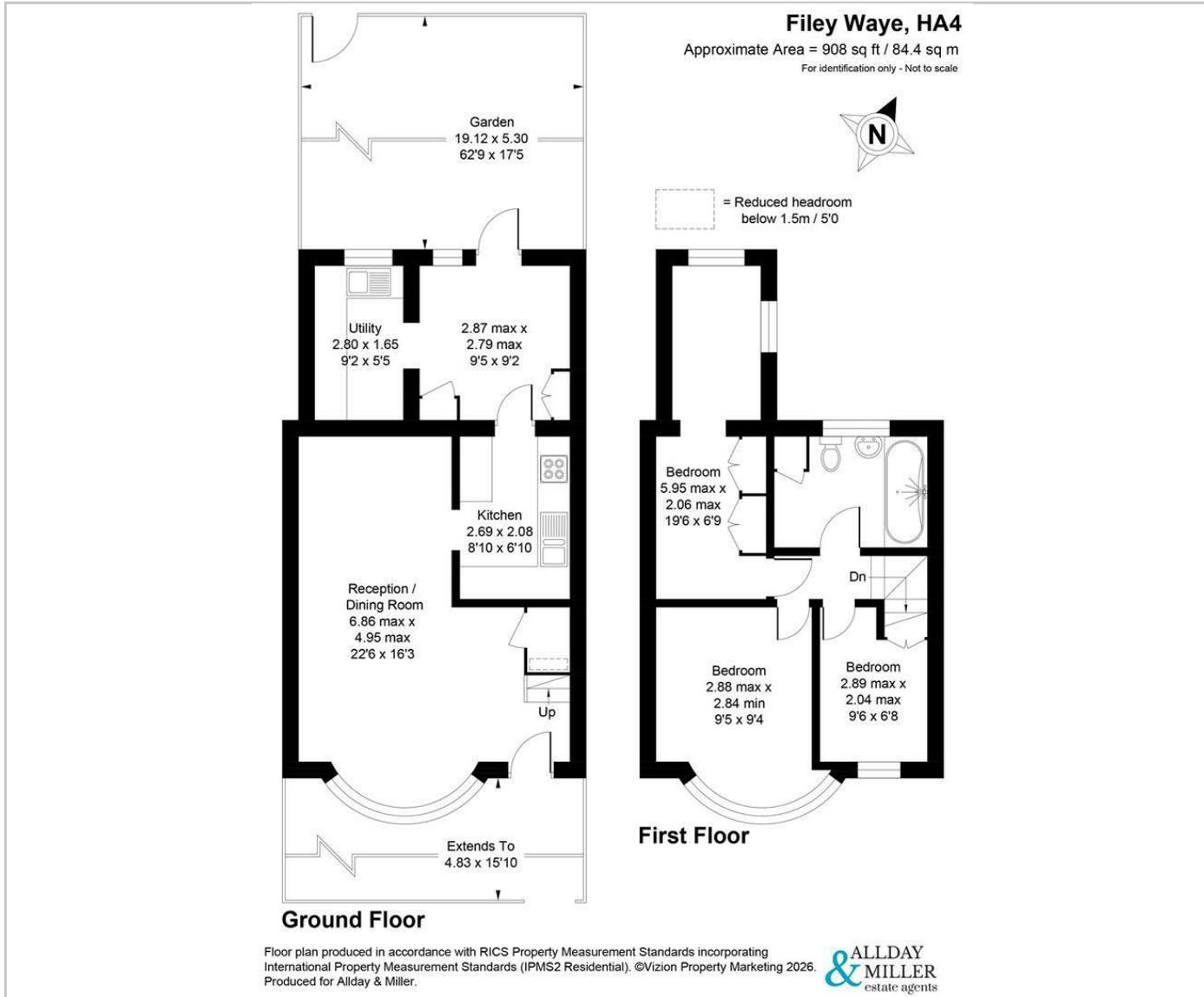
Outside, the property boasts both front and rear gardens, offering inviting outdoor space for outdoor enjoyment.

## Situation

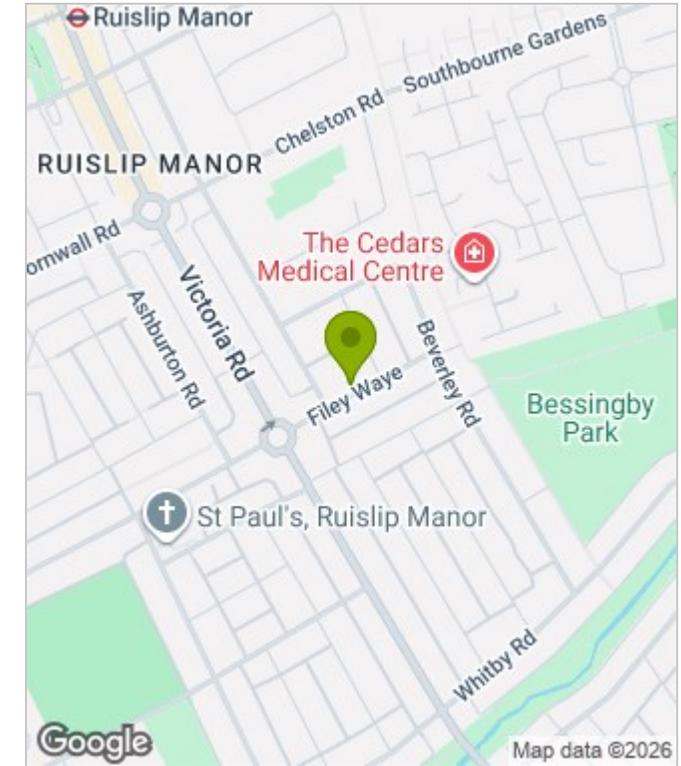
The area enjoys a well established residential setting with convenient access to local amenities and transport links. Ruislip Manor Station is located within approximately 0.5 miles, providing Metropolitan and Piccadilly Line services with direct routes into Central London and across the capital. A range of well-regarded schools are situated nearby, including Field End Infant and Junior Schools, Ruislip High School and Bishop Ramsey Church of England School. Shopping and leisure facilities are centred around Ruislip Manor's High Street, which features a range of local shops, coffee shops, restaurants, pubs and other everyday conveniences.



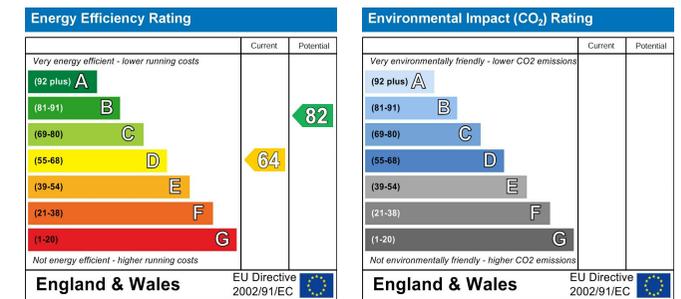
## Floor Plans



## Area Map



## Energy Performance Graph



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