

Filey Waye

Ruislip • Middlesex • HA4 9AY
Offers In Excess Of: £600,000



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Filey Way

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****CHAIN FREE**** Positioned on the ever-popular Filey Way in Ruislip, this extended four-bedroom semi-detached family home offers spacious and versatile accommodation throughout, perfect for growing families seeking comfort and convenience in a prime residential location. The ground floor comprises a welcoming entrance hallway leading to a bright through reception/dining room with a bay window, a fitted kitchen, and a separate family room overlooking the rear garden. A convenient ground floor shower room completes this level. Upstairs, there are four well-proportioned bedrooms and a family bathroom, providing ample space for the whole family. Externally, the property boasts a private rear garden, ideal for outdoor entertaining and family activities, along with a detached garage and off-street parking. Located close to highly regarded schools, Ruislip Gardens and Ruislip Manor stations, and a range of local amenities, this home combines generous living space with excellent transport connections and a sought-after setting.

CHAIN FREE

FOUR BEDROOMS

SEMI DETACHED

RECEPTION/ DINING ROOM

DOWNSTAIRS SHOWER ROOM

OFF STREET PARKING

GARDEN

GARAGE

IDEAL LOCATION

1310 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





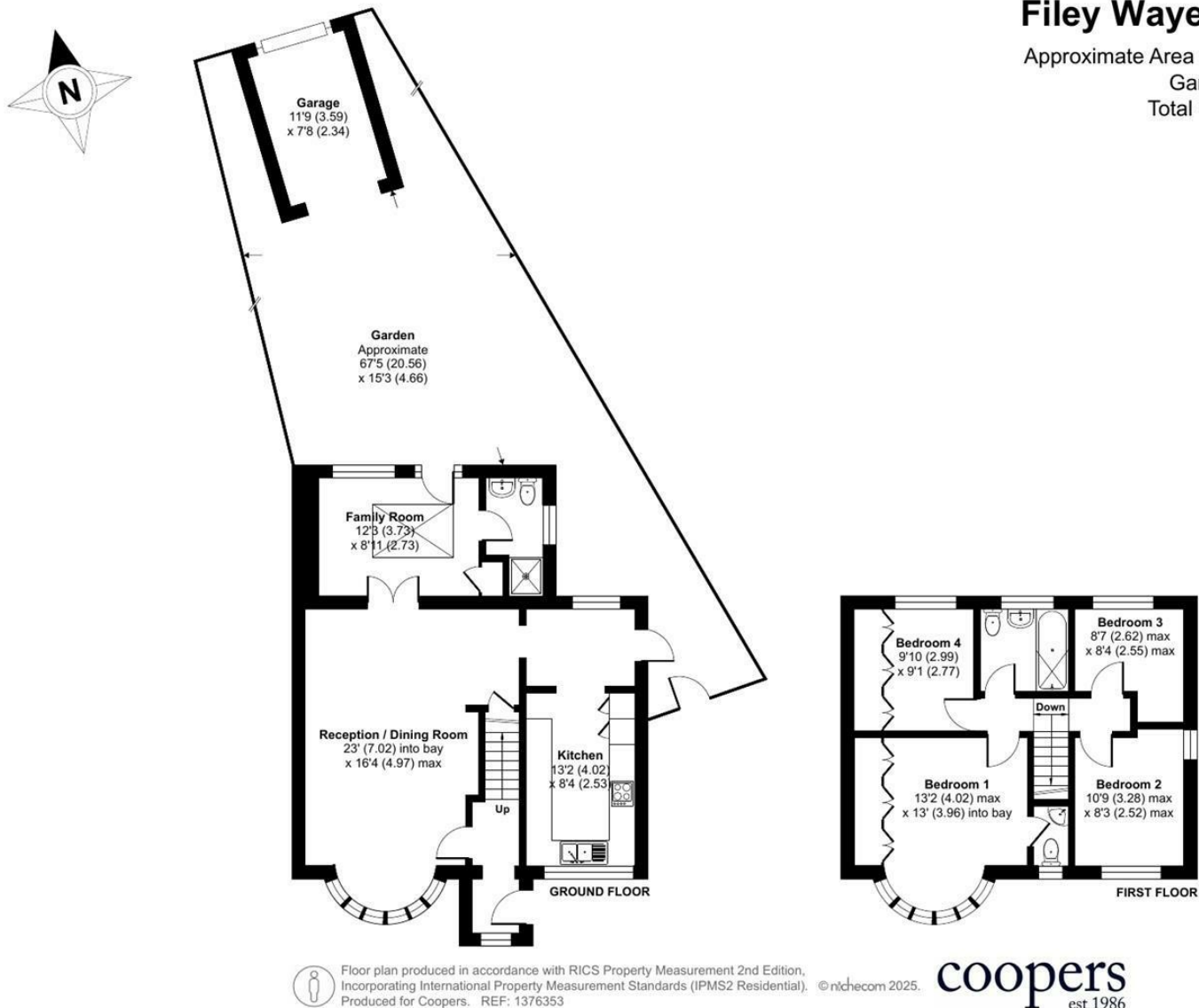
Filey Way, Ruislip, HA4

Approximate Area = 1220 sq ft / 113.3 sq m

Garage = 90 sq ft / 8.3 sq m

Total = 1310 sq ft / 121.6 sq m

For identification only - Not to scale



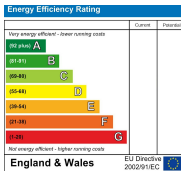
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1376353. © nchecom 2025.

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