

ALLDAY
& MILLER



Filey Waye, Ruislip, HA4 9AY
£795,000

4 2 1 C



Filey Waye, Ruislip, HA4 9AY

£795,000

- Four / Five Bedrooms
- Excellent Location
- Family Bathroom
- Skilfully Extended To Rear & Side
- Ruislip Manor Station Nearby
- Private Rear Garden
- Utility Room
- Immaculate Condition Throughout
- Off Street Parking / Private Driveway
- Closeby To Highly Regarded Schools

Description

A beautifully presented and deceptively spacious four / five bedroom family home, finished to an exceptional standard throughout and offering versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming reception room, a separate dining room and a sleek, contemporary fitted kitchen with ample storage and impressive bi-folding doors opening directly onto the rear garden. Further benefits include a practical utility room, a downstairs WC and an additional versatile room that could be used as a home office, playroom or guest bedroom.

To the first floor, a spacious landing provides access to four well-proportioned double bedrooms and a stylish family bathroom.

Externally, the property benefits from a driveway providing off-street parking, while the private rear garden offers an attractive setting for outdoor dining, entertaining and relaxation.

Situation

The property is situated in a well-established residential area, ideally placed for a wide range of local amenities, schools and transport connections.

Ruislip Manor Station is approximately 0.5 miles away, providing Metropolitan and Piccadilly Line services with direct links into Central London and across the capital. Families are also well served by a selection of highly regarded local 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 offers a varied selection of independent shops, cafés, restaurants, pubs and everyday conveniences, while further shopping, leisure and recreational facilities can be found throughout the surrounding area..



Filey Waye, Ruislip, HA4

Approximate Area = 1414 sq ft / 131.4 sq m
Shed = 47 sq ft / 4.3 sq m
Total = 1461 sq ft / 135.7 sq m
For identification only - Not to scale

Ground Floor

Shed
2.39 x 1.80
7'10 x 5'11

Garden
14.81 x 7.29
48'7 x 23'11

Kitchen / Dining Room
6.11 max x 5.80 max
20'1 x 19'0

Utility
2.49 x 2.11
8'2 x 6'11

Bedroom 5 / Study
4.47 x 1.85
14'8 x 6'1

Reception Room
4.98 max x 4.00 max
16'4 x 13'1

Up

Extends To
5.12 x 16'10

First Floor

Bedroom 3
4.29 max x 1.85 max
14'1 x 6'1

Bedroom 2
2.92 x 2.79
9'7 x 9'2

Bedroom 4
4.80 max x 2.06 max
15'9 x 6'9

Bedroom 1
4.93 max x 3.81 max
16'2 x 12'6

Dn

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.

ALLDAY & MILLER
estate agents

A map of the Ruislip Manor area. The map shows several roads including Victoria Rd, Dulverton Rd, Chelston Rd, Southbourne Gardens, Ashburton Rd, Filey Way, Beverley Rd, and Whitby Rd. A green pin is located on Filey Way, near the intersection with Ashburton Rd. Other landmarks include St Paul's, Ruislip Manor (marked with a cross icon), The Cedars Medical Cent (marked with a red house icon), and Bessingby Park (a large green area). The text 'RUISLIP MANOR' is written in large, bold, black letters across the top left of the map. 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		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>		72	78	<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			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.