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Filey Waye, Ruislip, HA4 9AY
£795,000





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- 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

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

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. The map shows a network of roads including Victoria Rd, Dulverton Rd, Chelston Rd, Southbourne Gardens, Filey Way, Beverley Rd, and Whitby Rd. A green location pin is placed on Filey Way. Other landmarks include The Cedars Medical Centre (marked with a red house icon), Bessingby Park (a green area), and St Paul's, Ruislip Manor (marked with a church icon). The text 'RUISLIP MANOR' is written in large capital letters. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating	Current	Potential	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>	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		

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