Filey Waye

Ruislip • Middlesex • HA4 9AY
Offers In Excess Of: £500,000

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B TYPE MANOR HOME | THREE BEDROOMS | CHAIN FREE | QUIET ROAD

Situated on the popular Filey Waye in Ruislip Manor, this well-proportioned three bedroom B Type Manor Home offers excellent family accommodation arranged over two floors, with further potential to improve and personalise to suit individual requirements. The ground floor provides a welcoming entrance, a generous living/dining room, separate fitted kitchen, useful utility room and a bright sun room overlooking the rear garden. To the first floor are three bedrooms, including a particularly impressive main bedroom, together with a family bathroom. The property offers approximately 838 sq. ft. of accommodation and benefits from a good balance of living and bedroom space, making it an ideal home for families, first-time buyers or those looking to create their ideal Manor Home. The rear garden provides a pleasant outdoor space, while the property's layout offers scope for modernisation and potential further improvement, subject to the usual planning consents. Filey Waye is conveniently positioned for the excellent range of shops, cafés and restaurants available in Ruislip Manor, with Ruislip Manor Underground Station providing Metropolitan and Piccadilly line services into Central London. The area is also well served by local schools, parks and recreational facilities, with Ruislip, Eastcote and surrounding areas all within easy reach.

NO CHAIN

TERRACED B TYPE MANOR HOME

THREE BEDROOMS

FAMILY BATHROOM

LIVING ROOM

QUET ROAD

SHORT WALK TO RUISLIP MANOR HIGH STREET

UTILITY ROOM

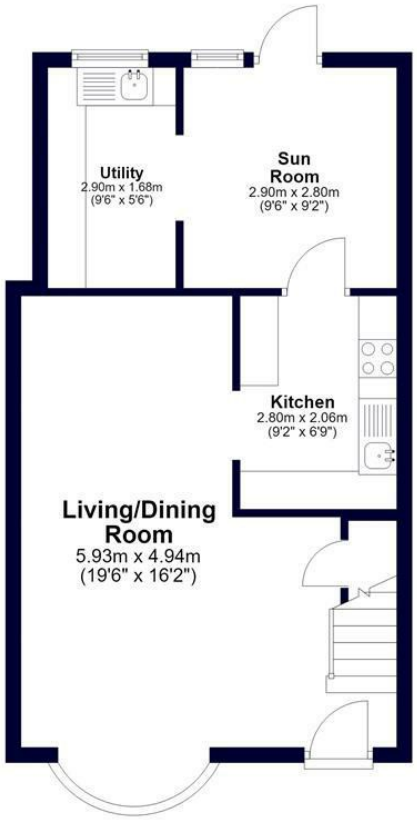
PRIVATE GARDEN

838 SQ.FT. TOTAL

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.

Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)

Total area: approx. 77.9 sq. metres (838.5 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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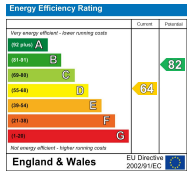

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.