

# Filey Waye

Ruislip • Middlesex • HA4 9AY  
Guide Price: £625,000



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est 1986

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Positioned on the ever-popular Filey Waye 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

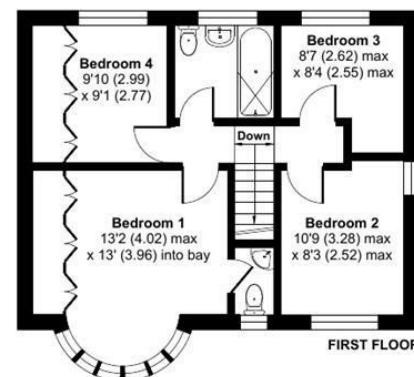
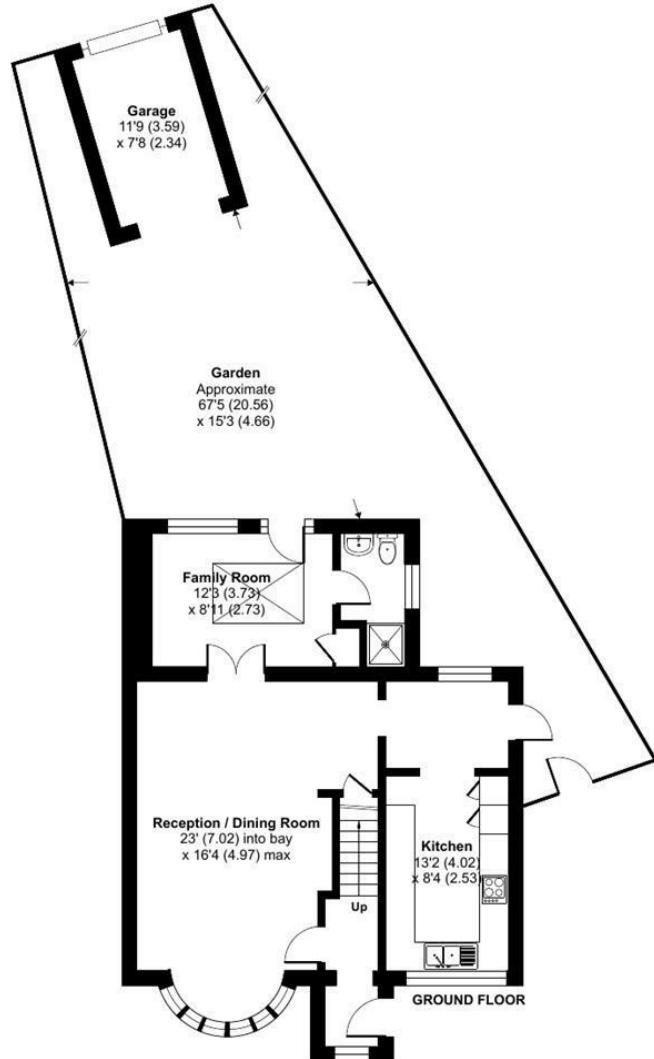
IDEAL LOCATION

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 Waye, 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). ©nichescom 2025.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2020: A	A
2019: B	B
2018: C	C
2017: D	D
2016: E	E
2015: F	F
2014: G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.