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Filey Waye, Ruislip, HA4 9AY
£600,000

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- Four Bedrooms
- Garage
- Private Driveway
- Two Bathrooms
- Highly Regarded Schools Nearby
- Semi Detached
- 1326 Sq Ft
- Prime Location
- Extended To Side & Rear
- Walking Distance To Ruislip Manor Station

Description

Occupying a generous plot, this spacious four-bedroom family home offers over 1,300 sq. ft. of well-planned and versatile accommodation, making it an excellent choice for growing families.

The ground floor comprises a bright and expansive reception and dining room, a fitted kitchen with adjoining utility room, a separate family room overlooking the rear garden, and a convenient downstairs cloakroom.

To the first floor are four well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the property benefits from a rear garden, ideal for outdoor entertaining and family enjoyment, leading to a garage.

Further benefits include ample off-street parking to the front.

Situation

Filey Way is a popular residential location in Ruislip Manor, offering an excellent balance of convenience, connectivity and family-friendly surroundings.

Ruislip Manor Underground Station is approximately 0.5 miles away, providing Metropolitan and Piccadilly Line services with direct access into Central London and across the capital. The area is also well served by a selection of highly regarded 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 is within easy reach and offers a varied range of independent shops, cafés, restaurants, pubs and everyday amenities. Further shopping, leisure and recreational facilities can also be found throughout Ruislip and the surrounding area.



Filey Way, Ruislip, HA4
Approximate Area = 1236 sq ft / 114.8 sq m
Garage = 90 sq ft / 8.4 sq m
Total = 1326 sq ft / 123.2 sq m
For identification only - Not to scale

Ground Floor

Garage
3.59 x 2.34
11'9" x 7'8"

Garden
20.56 x 4.66
67'5" x 15'3"

Family Room
3.73 x 2.73
12'3" x 9'1"

Reception / Dining Room
6.88 max x 4.99 max
22'6" x 16'4"

Kitchen
4.03 max x 2.50 max
13'3" x 8'2"

Utility
2.50 max x 1.82 max
8'2" x 6'0"

Extends To
5.81 x 19'1"

Extends To
6.02 x 19'9"

First Floor

Bedroom 1
4.02 max x 3.96 max
13'2" x 13'0"

Bedroom 2
3.28 max x 2.52 max
10'9" x 8'3"

Bedroom 3
2.62 max x 2.55 max
8'7" x 8'4"

Bedroom 4
2.99 max x 2.77 max
9'10" x 9'1"

Dn

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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. Victoria Rd runs vertically through the center. To the north, Dulverton Rd and Chelston Rd branch off to the right. To the west, Cornwall Rd and Ashburton Rd branch off. To the east, Filey Way and Beverley Rd branch off. A green pin is located on Victoria Rd between Ashburton Rd and Filey Way. A red pin with a white cross icon is located on Beverley Rd. A white pin with a black cross icon is located on Victoria Rd south of Filey Way. The text 'RUISLIP MANOR' is in the upper left. 'The Cedars Medical Centre' is in red text near the red pin. 'St Paul's, Ruislip Manor' is in black text near the white pin. 'Whitby Rd' is at the bottom right. 'W End' is at the bottom left. 'Google' is at the bottom left. 'Jim O'Neill' and 'Map data ©2026' are at the bottom right.

Energy Efficiency Rating		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>	Current 71	Potential 84	<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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