

**ALLDAY
& MILLER**



Filey Way, Ruislip, HA4 9AY
£535,000

3 1 1 D



Filey Way, Ruislip, HA4 9AY

£535,000

- Three Bedroom Larger Style Manor Home
- Walking Distance to Ruislip Manor
- Well Presented Throughout
- Quiet Sought After Location
- Close to Ruislip Manor Station (Met & Piccadilly Lines)
- Conservatory to Rear
- Nearby to Highly Regarded Schools
- Short Drive to A40/M4/M25
- Private Rear Garden
- No Onward Chain

Description

The ground floor features a welcoming reception/dining room, providing a versatile space ideal for both relaxing and entertaining. Completing the ground floor is a fitted kitchen and separate utility room, offering useful practical space

Upstairs, the property offers three generously proportioned bedrooms and a family bathroom.

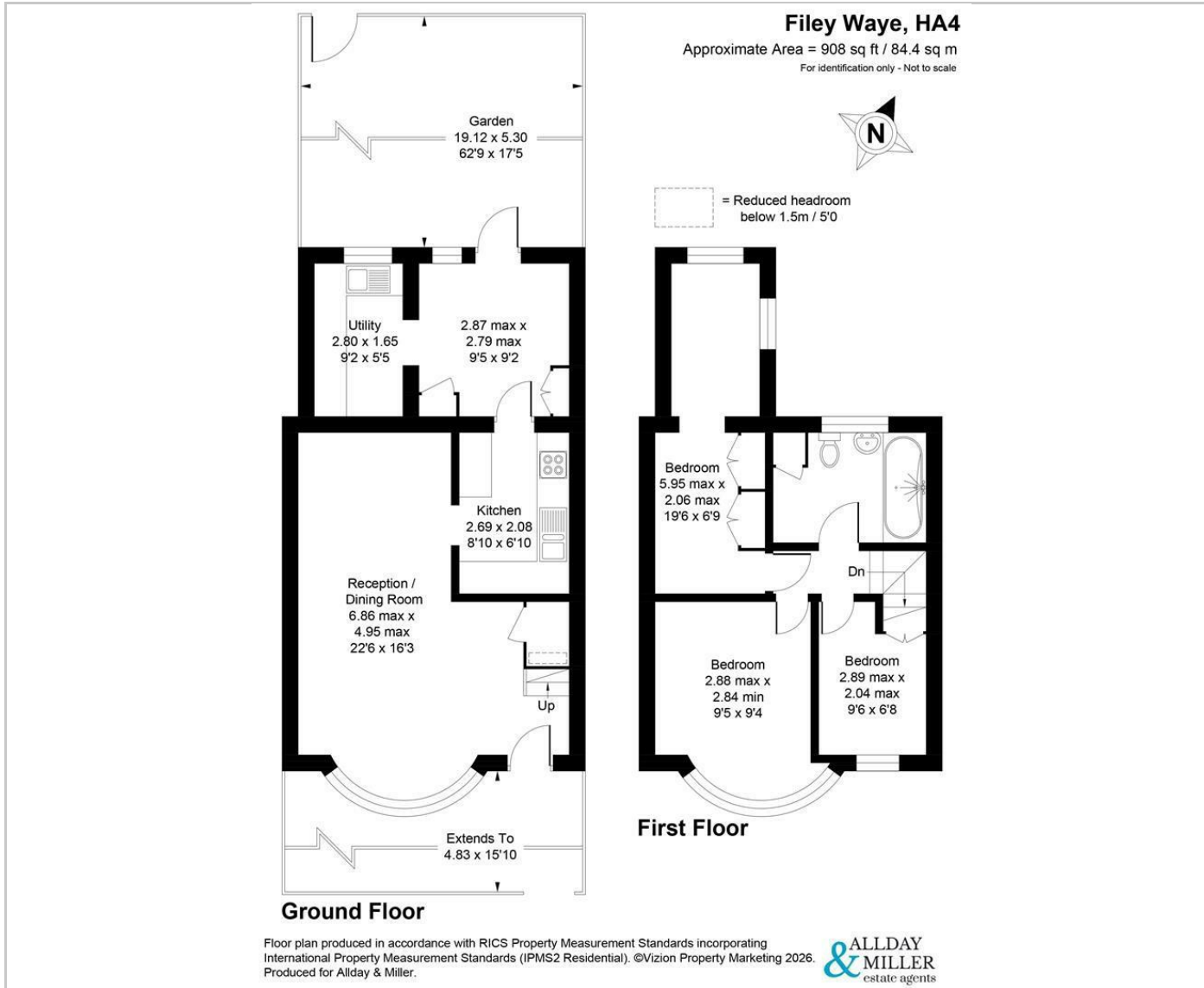
Outside, the property boasts both front and rear gardens, offering inviting outdoor space for outdoor enjoyment.

Situation

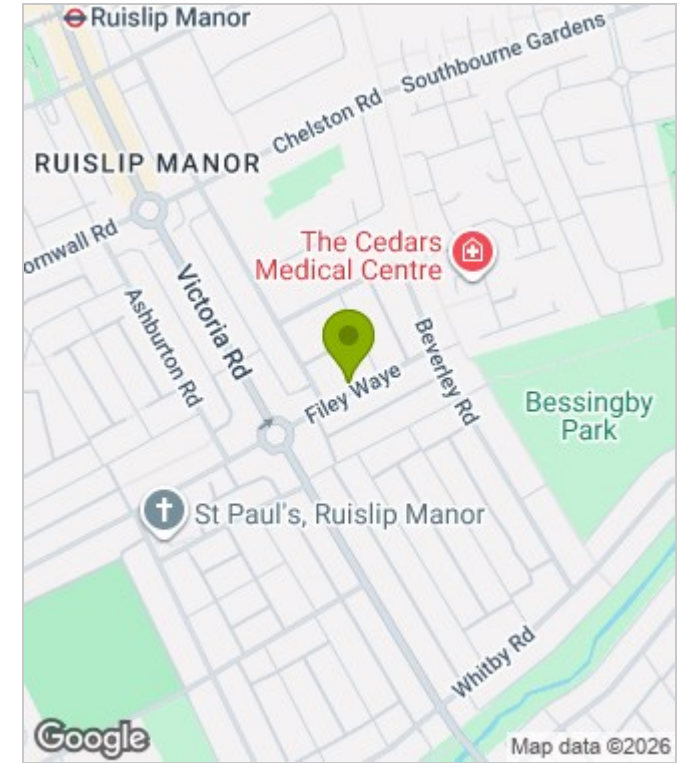
The area enjoys a well established residential setting with convenient access to local amenities and transport links. Ruislip Manor Station is located within approximately 0.5 miles, providing Metropolitan and Piccadilly Line services with direct routes into Central London and across the capital. A range of well-regarded schools are situated nearby, including Field End Infant and Junior Schools, Ruislip High School and Bishop Ramsey Church of England School. Shopping and leisure facilities are centred around Ruislip Manor's High Street, which features a range of local shops, coffee shops, restaurants, pubs and other everyday conveniences.



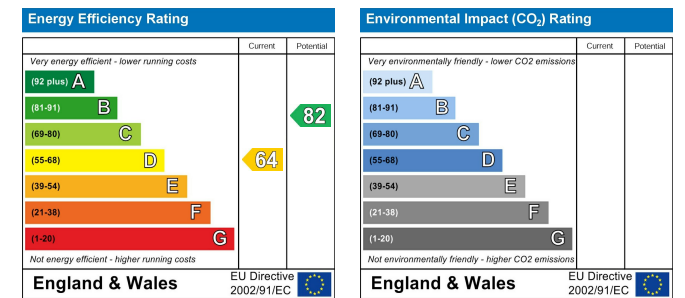
Floor Plans



Area Map



Energy Performance Graph



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.