



Filey Way, Ruislip, HA4 9AT



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We are proud to present to the market this EXTENDED semi-detached home located in the heart of Ruislip Manor. This immaculate family home briefly comprises: Master bedroom in loft with en suite and Juliet balcony, three further good size bedrooms, living room, fitted kitchen/breakfast room and modern bathroom suite. The property benefits include: Double glazing, gas central heating, bi-fold doors to rear garden with garage. The property is ideally set a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly/Central). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School, Warrender Primary School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



### ENTRANCE HALL

Front aspect double glazed UPVC door, stairs to landing, double doors to the lounge

### LIVING/DINING ROOM

Front aspect double glazed window, two radiators, laminate flooring, under stairs storage cupboard

### KITCHEN/BREAKFAST ROOM

Rear aspect patio doors to garden, electrically operated Velux windows with rain sensors, range of eye and base level units, space for range cooker, downlights, integrated dishwasher and washing machine, wine cooler, space for American fridge freezer

### LANDING

Stairs to second floor landing, downlights, doors to:-

### BEDROOM ONE

Front aspect double glazed window, radiator

### BEDROOM TWO

Front aspect double glazed window, radiator

### BEDROOM THREE

Rear aspect double glazed window, radiator

### BATHROOM

Side aspect double glazed frosted window, tiled enclosed bath with mixer taps and hand shower attachment, stand in shower cubicle, pedestal wash hand basin, heated towel rail.

### SEPERATE WC

Side aspect double glazed window, low level WC

### BEDROOM FOUR

Juliet balcony, downlights, radiator, built in wardrobes

### SHOWER ROOM

Velux window, shower cubicle, low level WC, vanity sink unit, heated towel radiator, extractor fan, tiled floor

### FRONT GARDEN

Lawn area

### REAR GARDEN

Patio, rear access, garage accessed via rear service road

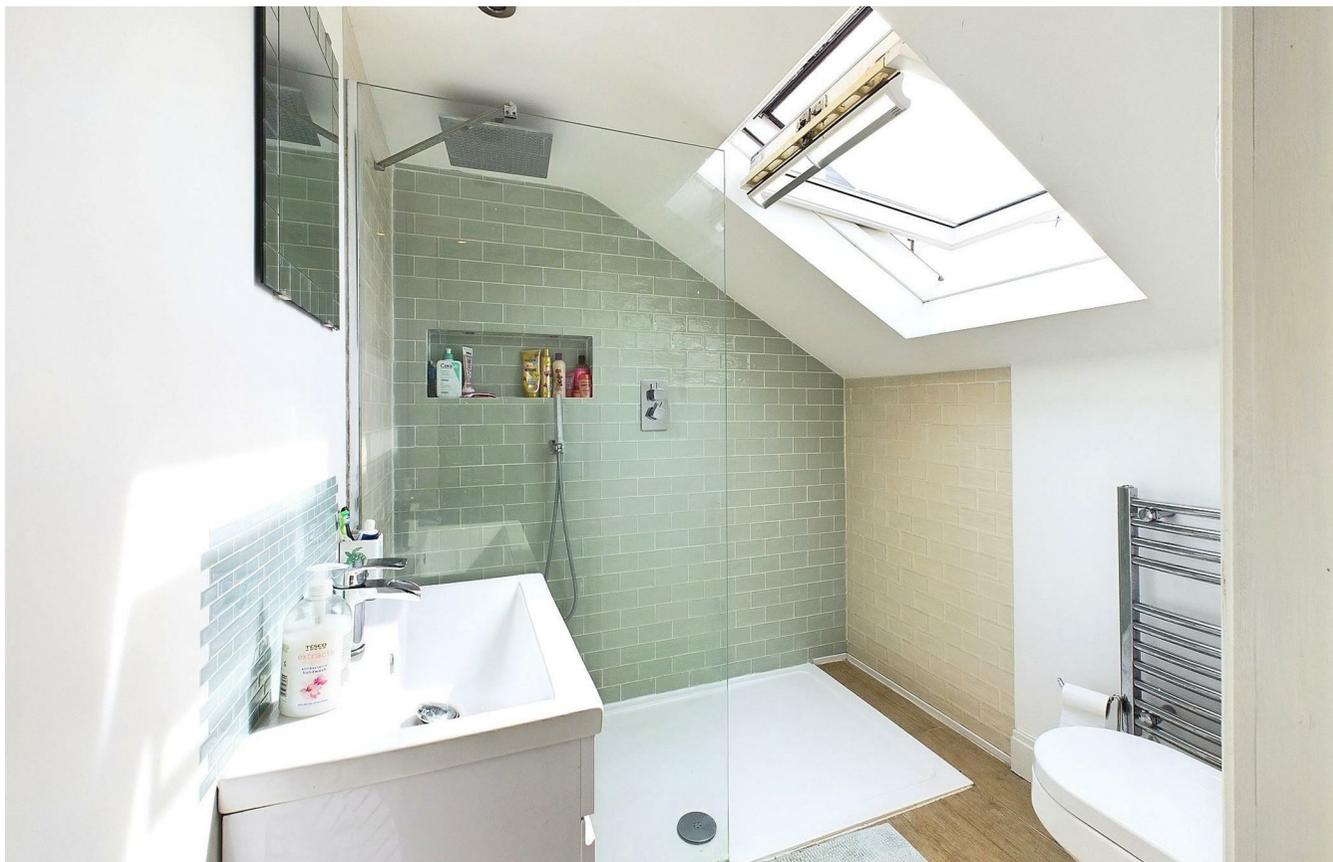
### DISTANCE TO STATIONS

Ruislip Manor (0.6 miles) -  
Metropolitan/Piccadilly  
Ruislip Gardens (0.9 miles) -  
Central

### COUNCIL TAX

London Borough of Hillingdon -  
Band E - £2,278.09

N.B. WE RECOMMEND YOUR  
SOLICITOR VERIFIES THIS  
BEFORE EXCHANGE OF  
CONTRACTS.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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