





A larger style, four bedroom, two bath / shower room end of terrace 'Nash' built family home, occupying a prime residential location within the catchment of the highly regarded Roxbourne and Newton Farm Primary Schools.

The property features extended accommodation to the ground and second floors providing additional living space and a principal en-suite bedroom, enhancing the overall floor area to circa 1950 sq.ft. including outbuildings.

The interior layout comprises: Fully enclosed, double glazed porch, entrance hallway, a spacious through living room with a front aspect bay window, leading through to a fully double glazed conservatory. Completing the ground floor is a fully fitted kitchen.

To the first floor, the landing leads through to all rooms including two large double bedrooms, a single third room and a modern family bathroom with separate W.C.

To the second floor, the original loft has been expertly converted into a spacious principal bedroom, which is a large double room with a contemporary en-suite shower room, neatly finished with tiled walls and flooring.

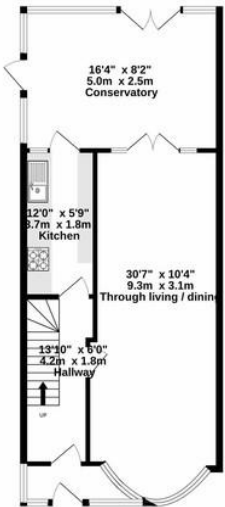
Outside, the front garden is block paved, providing off street parking for two cars. To the rear, the garden enjoys the benefit of a southerly aspect and approaches 60 ft. in length, with a neat area of lawn and flower/ shrub borders.

A detached brick built double garage with a pitched and tiled roof is located to the far end of the plot with access via the secure gated service road. The garage would lend itself, ideally, for conversion into a fully functional outbuilding.

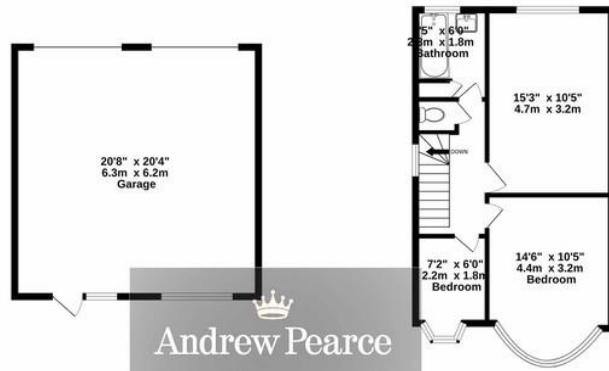
Malvern Avenue is a wide tree lined road and the property is set back from the road beyond grass verges. The property is situated within easy reach of Eastcote, South Ruislip and Rayners Lane shopping and transport facilities.

Offered for sale 'CHAIN FREE'

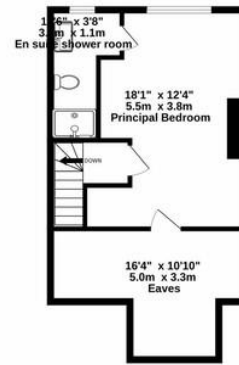
GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



Andrew Pearce

TOTAL FLOOR AREA : 1950 sq.ft. (181.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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