

Marlborough Avenue

Ruislip • Middlesex • HA4 7NS

Asking Price: £850,000



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This beautiful semi-detached home on Marlborough Avenue in Ruislip combines timeless charm with modern functionality, making it perfect for family living. The ground floor boasts a bright and spacious living room, a separate dining room, and a kitchen with garden access.

Upstairs, there are three generously sized bedrooms and a modern family bathroom. The property also features a private driveway, a secure garage, and a stunning rear garden ideal for relaxation and entertaining.

Semi detached home

Three bedrooms

Living room

Dining room

Kitchen

Family bathroom

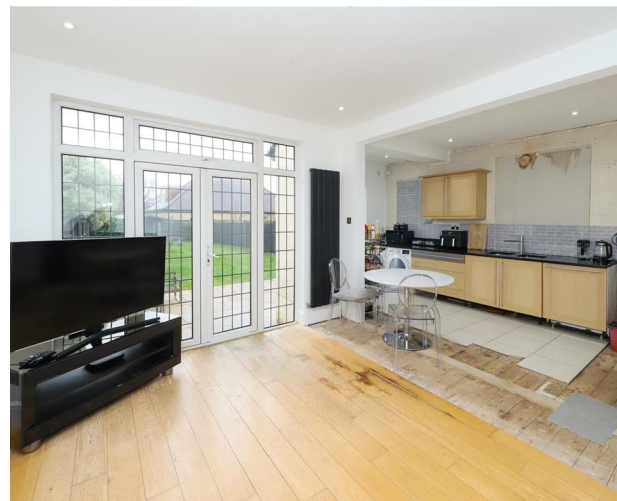
Garden

Garage

Off street parking

Scope to extend (STPP)

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.





Property

Nestled in the highly sought-after Marlborough Avenue in Ruislip, this charming semi-detached home offers a perfect blend of comfort and functionality. Spread across two thoughtfully designed floors, this property is ideal for growing families. Upon entering, you are greeted by a welcoming hallway that leads into a spacious living room featuring a delightful bay window that fills the space with natural light. The adjoining dining room provides a seamless flow for entertaining, with direct access to the rear garden. The kitchen, once bustling with renovation plans, now sits in a partially updated state, featuring a mix of cabinets and unfinished surfaces, ready for the next owner to complete and customize, personalize to their taste. Upstairs, the property boasts three generously sized bedrooms, each with its own unique appeal, and a family bathroom equipped for modern living. The principal bedroom impresses with its bay window, adding a touch of elegance.

Outside

This stunning semi detached home exudes curb appeal with its classic Tudor-style frontage and elegant bay windows. Situated on the desirable Marlborough Avenue in Ruislip, the property is set back behind a spacious, well maintained driveway, offering ample parking and a welcoming first impression. The charming brickwork is complemented by a contemporary black front door, adding a touch of modern sophistication to its timeless façade. To the side, a secure garage with a sleek roller door provides excellent storage or additional parking options. The rear garden is a true highlight, featuring a well-proportioned lawn, bordered by mature trees and shrubs for added privacy. A patio area near the house creates the perfect space for alfresco dining or relaxing, while a charming garden shed offers practical outdoor storage. This tranquil outdoor space is ideal for families or those who enjoy entertaining.

Location

Marlborough Avenue is a popular road situated in North Ruislip within the catchment area of Whiteheath School as well as being in close proximity to a number of amenities including Ruislip Woods and Kings College playing fields.

Ruislip High Street with its array of shops, restaurants and cafés. The Metropolitan/Piccadilly line station with its links to the City and Baker Street, and the Central line are both less than half a mile away. For the motorist the A40 is a short drive



Schools:

Whiteheath Junior 0.1 miles
Whiteheath Infant and Nursery 0.2 miles
Bishop Winnington-Ingram CofE Secondary 0.3 miles



Train:

West Ruislip 0.8 miles
Ruislip 1.0 miles
Ruislip Manor 1.2 miles



Car:

M4, A40, M25, M40



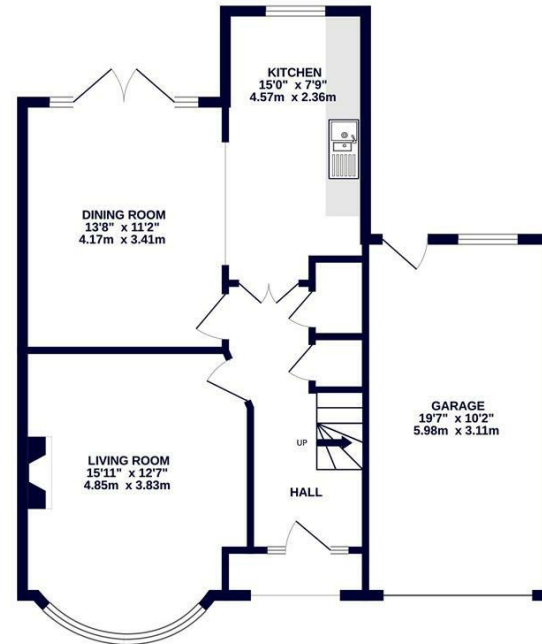
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	86	65

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.