

# Marlborough Avenue

Ruislip • Middlesex • HA4 7NS  
Offers In Excess Of: £1,000,000



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A spacious and chain-free four-bedroom detached chalet bungalow on one of Ruislip's premier roads. Offering over 2,100 sq.ft. of flexible living space, this beautifully presented home features multiple reception rooms, a large kitchen/breakfast room, two bathrooms, private garden, garage, and driveway. Ideally located near excellent schools, transport links, and amenities. A an opportunity not to be missed.

DETACHED

CHALET BUNGALOW

FOUR BEDROOMS

STUDY

UTILITY

OPEN PLAN KITCHEN/DINING

SOUGHT AFTER LOCATION

GARAGE

OFF STREET PARKING

2186 SQ FT

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.







#### SITUATION

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.

#### DESCRIPTION

Situated on one of Ruislip's most desirable residential roads, this beautifully presented and generously proportioned detached chalet bungalow offers over 2,100 sq.ft. of versatile living space, combining classic character with modern comfort. Available with no onward chain, this is an exceptional opportunity to secure a substantial family home in a peaceful and prestigious setting. As you step inside, you're greeted by a wide and welcoming entrance hall that sets the tone for the space and flow that follows. To the front, the bay-fronted living room is flooded with natural light and provides a perfect retreat for relaxing or entertaining, complete with elegant proportions and a warm, homely feel. Opposite, the principal ground-floor bedroom also enjoys a large bay window and ample space with a full suite of bedroom furniture, ideal as a master or guest room, complete with an en suite. Also leading on from the hallway is a useful fourth bedroom/study and a separate cloakroom. At the heart of the home, the beautifully connected rear of the property includes a sitting room, formal dining room, and an impressive kitchen/breakfast room with garden views. The kitchen features generous countertop and cupboard space, integrated appliances and a breakfast bar, opening directly into the utility room with outside access, ideal for day-to-day family living. The rear layout allows for seamless flow and social interaction, perfect for hosting or family meals. Upstairs, the property continues to impress with two spacious double bedrooms. The main upstairs bedroom is particularly large, extending across the depth of the house, with integrated storage and garden-facing windows. A modern shower room and additional eaves storage make excellent use of space and provide practical convenience.

#### OUTSIDE

Externally, the home offers a delightful private rear south facing garden, ideal for outdoor dining, gardening, or relaxing with family. The integrated garage and private driveway offer off-street parking for multiple vehicles, enhancing the practicality of this already well-equipped home.



### 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:

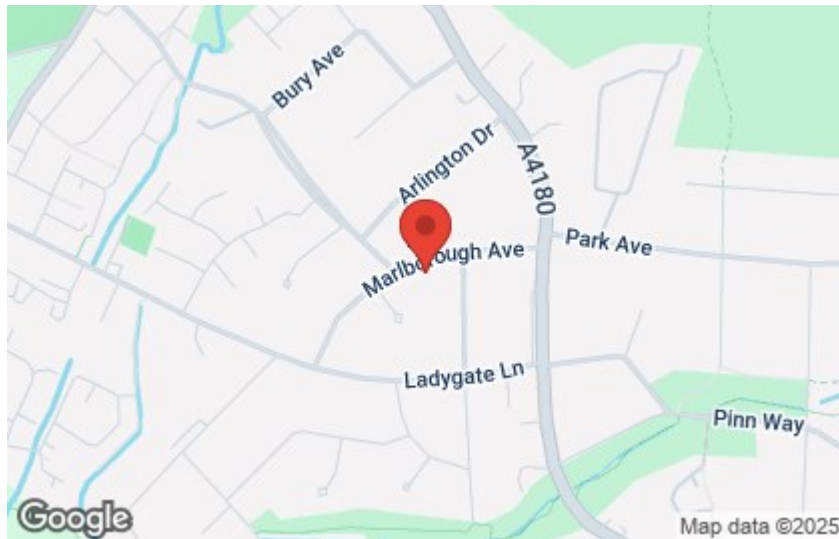
M4, A40, M25, M40



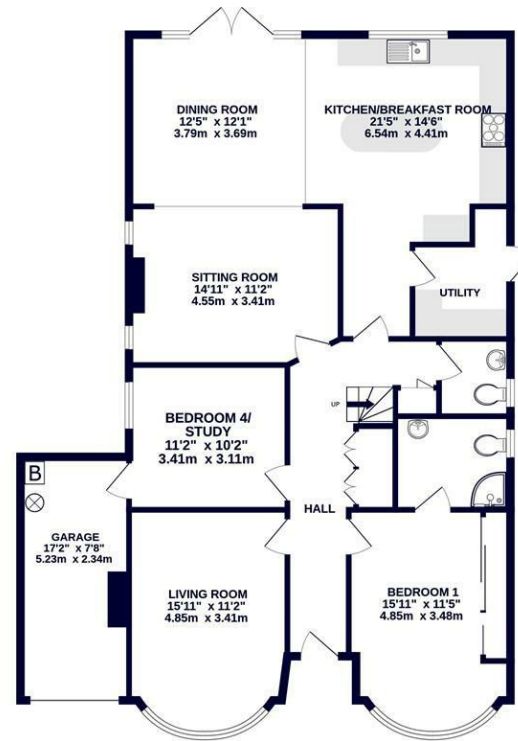
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 1405 sq.ft. (130.5 sq.m.) approx.



1ST FLOOR  
 781 sq.ft. (72.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2186 sq.ft. (203.1 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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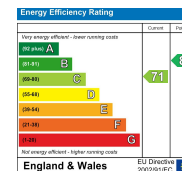
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01895 625 625

126-128 High Street, Ruislip,  
 Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk



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