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Mahlon Avenue, Ruislip, HA4 6TF
£700,000

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- Five Bedrooms
- Semi Detached
- Potential To Extend In Loft (STPP)
- Great Condition Throughout
- Great Transport Links
- Two Bathrooms
- Extended To Rear & Side
- Prime Location
- Private Driveway
- Highly Regarded Local Schools

Description

Situated on a sought-after residential road, this substantial five-bedroom family home provides more than 1,500 sq ft of generously proportioned and versatile accommodation, perfectly suited to the needs of a growing or extended family.

The ground floor comprises a spacious open-plan reception and dining room, creating an excellent setting for both everyday family life and entertaining. A modern fitted kitchen, two well-proportioned bedrooms and a family bathroom complete this level.

Upstairs, the first floor offers three further bedrooms and a second family bathroom, providing excellent flexibility for larger households, guests or those working from home.

Externally, the property enjoys a generous rear garden with a useful outbuilding, ideal for storage or use as a home office or gym. Further benefits include off-street parking to the front.

Situation

Mahlon Avenue is a highly sought-after residential road in the heart of South Ruislip, offering a well-connected setting ideal for families and commuters alike.

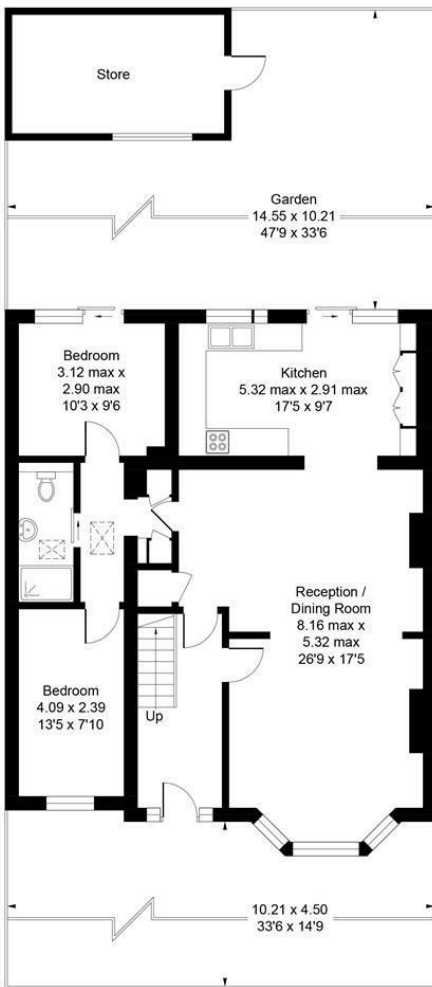
South Ruislip Station is within easy reach, providing Central Line and Chiltern Rail services into Central London. The area also benefits from convenient access to the A40 and M25, making travel across London and the wider motorway network straightforward.

Families are well served by a selection of respected local schools, including Bourne Primary School, Ruislip Gardens Primary School, St Swithun Wells Catholic Primary School, Queensmead School and Ruislip High School. A variety of nearby parks and leisure facilities further enhances the area's appeal.



Mahlon Avenue, Ruislip, HA4

Approximate Area = 1520 sq ft / 141.2 sq m
(Excluding Void & Store)
For identification only - Not to scale



Ground Floor

Store

Garden
14.55 x 10.21
47'9" x 33'6"

Bedroom
3.12 max x
2.90 max
10'3" x 9'6"

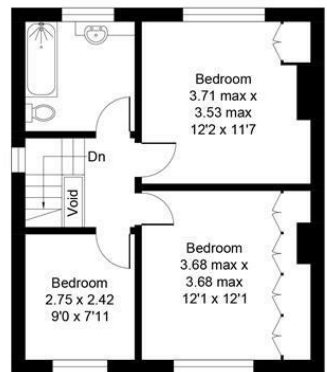
Kitchen
5.32 max x 2.91 max
17'5" x 9'7"

Reception /
Dining Room
8.16 max x
5.32 max
26'9" x 17'5"

Bedroom
4.09 x 2.39
13'5" x 7'10"

Up

10.21 x 4.50
33'6" x 14'9"



First Floor

Bedroom
3.71 max x
3.53 max
12'2" x 11'7"

Bedroom
3.68 max x
3.68 max
12'1" x 12'1"

Bedroom
2.75 x 2.42
9'0" x 7'11"

Down

Void

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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estate agents

A map of the South Ruislip area. The map shows a network of roads including A4180, W End Rd, and Edward's Ave. A red pin is placed on W End Rd, near the intersection with a road labeled 'Southern Cemetery'. Other landmarks include RAF Northolt, Stonefield Park, McGovern Park, and the Polish Air Force Memorial. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73	79	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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