

# Marlborough Avenue

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



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est 1986

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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

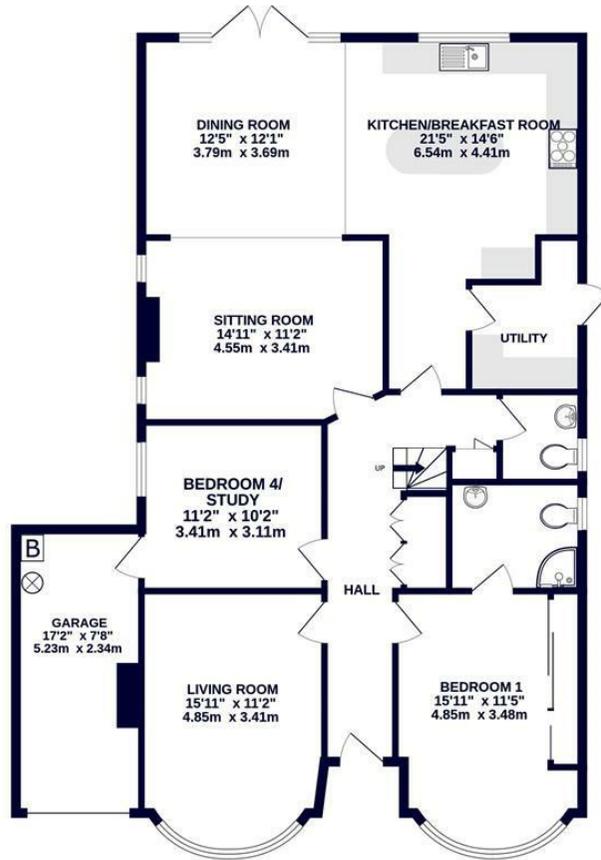
2186 SQ FT

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.

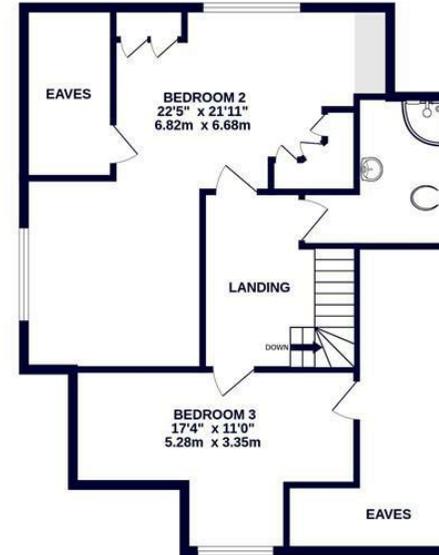




GROUND FLOOR  
1405 sq.ft. (130.5 sq.m.) approx.



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.

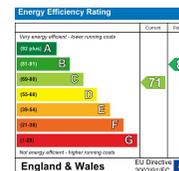
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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