



**17 Marlborough Avenue, Ruislip**  
Ruislip

Guide Price **£825,000**



## 17 Marlborough Avenue

Ruislip

Spacious detached 3-bed bungalow with period features, two receptions, en-suite, large garden, driveway, garage, and planning potential. Bright, modern, and ideal for indoor-outdoor living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No chain
- Expired planning consent for single storey side and rear extension and conversion of roof space
- Two reception rooms
- Three bedrooms
- En-suite bathroom with bath and walk-in shower
- Detached double garage with gated hardstanding
- South east facing garden
- Off-road parking
- Located close to Whiteheath Infant & Primary School



# Marlborough Avenue, Ruislip, HA4

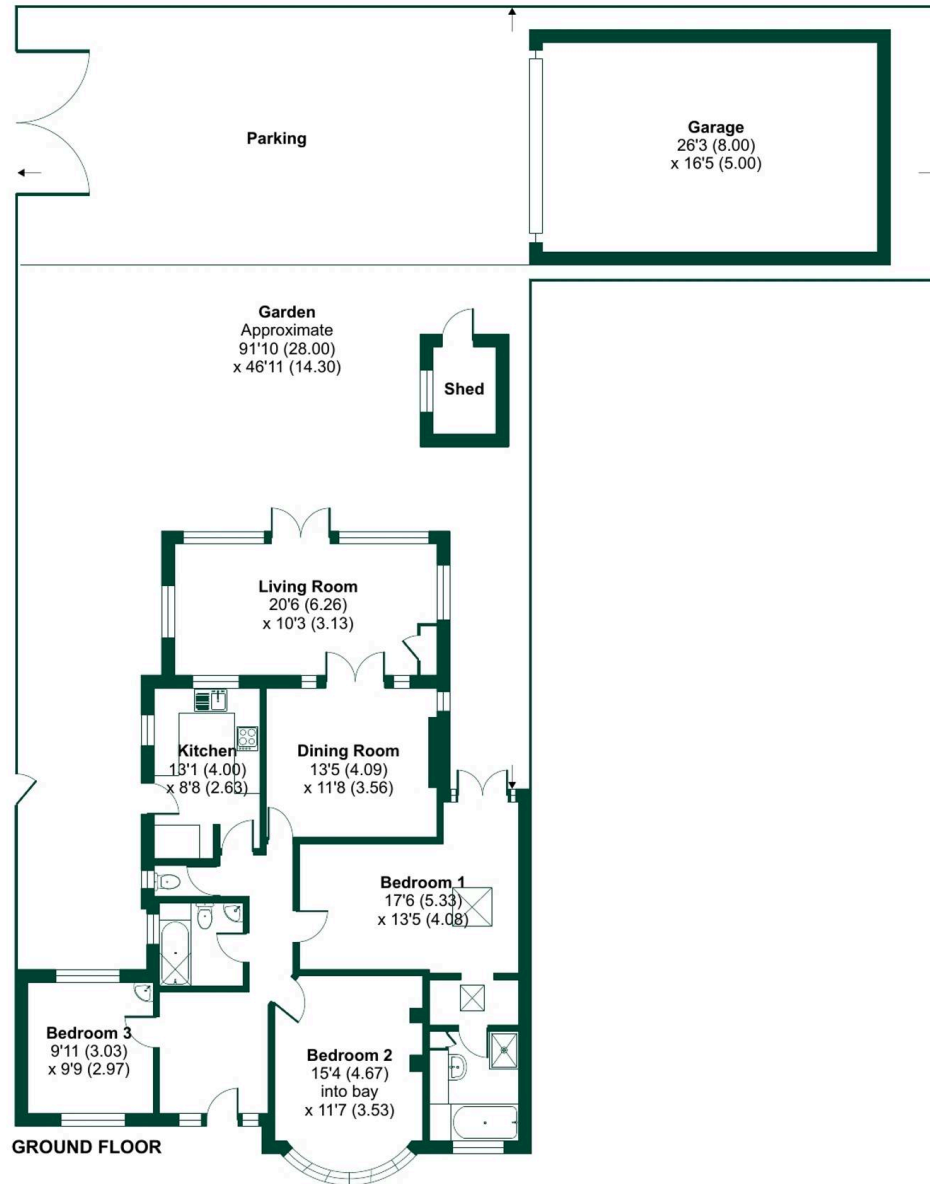
Approximate Area = 1275 sq ft / 118.4 sq m

Garage = 431 sq ft / 40 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1740 sq ft / 161.5 sq m

For identification only - Not to scale





## Sam Robbins Estate Agents

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