



## Mahlon Avenue, Ruislip

Asking Price £575,000

Council Tax: E

Tenure: Freehold



Situated on the popular and residential Mahlon Avenue, this well-presented bungalow offers spacious and versatile accommodation, ideal for families, downsizers, or those seeking comfortable single-level living.

The property features a bright open-plan kitchen and living area, creating a modern and sociable space, alongside an additional reception room that provides flexibility for use as a dining room, snug, or home office. There are two/three well-proportioned bedrooms, allowing the layout to adapt easily to a variety of lifestyle needs, all served by a well-appointed family bathroom.

Externally, the home benefits from a private rear garden with a conservatory, offering an excellent space for relaxation and entertaining. A driveway leads to the property's own garage, providing ample parking and storage. The property also offers potential for a side extension, subject to the

- Bungalow
- Family Bathroom
- Potential Side Extension (STPP)
- Private Rear Garden & Conservatory
- Viewing advised
- Two/Three Bedrooms
- Open Plan Living Area & Additional Reception Room
- Driveway to Own Garage
- Close to Local Amenities, Schools & transport Links
- EPC Rating: D

