



## AN EXTENDED FOUR BEDROOM, TWO BATHROOM FAMILY HOME

Sylvia Avenue, Hatch End, Pinner HA5 4QE

**ROBSONS**



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**ENTRANCE HALLWAY • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • STUDY • FOUR BEDROOMS • TWO BATHROOMS (ONE EN-SUITE) • SIZEABLE REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS**

### Description

Set within a popular part of Hatch End, just a short walk from local amenities and excellent transport facilities, is this four-bedroom, two-bathroom extended family home, boasting a sizeable rear garden and off-street parking for multiple cars. Ideal for families, the property is a stone's throw from the highly desirable Grimsdyke Primary School, with a choice of local secondary schools within the area.

The property comprises an entrance hallway with stairs to the first floor, a partially separated living and dining room, both of which are of good size, a generous study, and a kitchen/breakfast room with access to the garden. The kitchen features a range of modern units with an integrated hob & oven, plenty of storage space, and the added benefit of an adjoining utility room.







Three large double bedrooms are located on the first floor, along with a single bedroom and two bathrooms (one en-suite).

A sizeable and well-presented rear garden completes the property, with off-street parking for multiple cars at the front via your own driveway.

### Location

Sylvia Avenue is a peaceful, sought-after road close to Hatch End High Street as well as being a short distance from Pinner High Street, both of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at nearby Hatch End Station, with the Metropolitan Line at Pinner Station. Local bus routes are also easily accessible.

The area is well served by local primary and secondary schooling (walking distance to Grimsdyke School), children's play areas and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: :London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area  
 Ground Floor = 76.7 sq m / 825 sq ft  
 First Floor = 71.5 sq m / 770 sq ft  
 Total = 148.2 sq m / 1,595 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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