

# A CHAIN FREE WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOME WITH GARAGE, OWN DRIVEWAY AND OFF STREET PARKING

Sylvia Avenue, Pinner, Middlesex, HA5 4QN

ROBSONS

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**DETACHED • FOUR BEDROOMS • FAMILY BATHROOM AND GUEST W.C. • KITCHEN • DINING ROOM • LIVING ROOM • ATTRACTIVE REAR GARDEN AND PATIO • GARAGE, OWN DRIVEWAY AND OFF STREET PARKING • POTENTIAL TO EXTEND (STPP) • CHAIN FREE**

## Description

The property is entered via a welcoming porch leading into the entrance hallway, complete with a useful understairs storage cupboard. To the front is a well-proportioned dining room,  To the rear, a spacious living room enjoys views over the garden, with patio doors opening directly onto the terrace, creating a seamless connection between indoor and outdoor living. Also positioned to the rear is a bright and spacious contemporary kitchen with an extensive range of fitted cabinetry, generous worktop space, integrated appliances and a central island offering additional preparation space. A rear door provides direct access to the garden, with further access to the integral garage. Completing the ground floor is a convenient guest cloakroom.











To the first floor are four well-proportioned bedrooms, offering flexible accommodation for growing families. The principal bedroom benefits from fitted wardrobes, while the remaining bedrooms are served by a stylish four-piece family bathroom.
Externally, the property enjoys a delightful rear garden, featuring a full-width paved patio, ideal for al fresco dining and entertaining. A pathway extends along one side of the garden, leading towards the rear, while an expanse of lawn is framed by mature trees and established shrub borders. To the front, a paved private driveway provides off-street parking and access to the integral garage, completing this appealing family home.

## Location

Situated in a peaceful location just moments from Grimsdyke primary school and Hatch End's amenities. Hatch End offers a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Overground at Hatch End station and the Metropolitan Line at Pinner station, both providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

## Additional Information

Tenure: Freehold
Local Authority: London Borough of Harrow
Council Tax Band: F  Energy Efficiency Rating: C

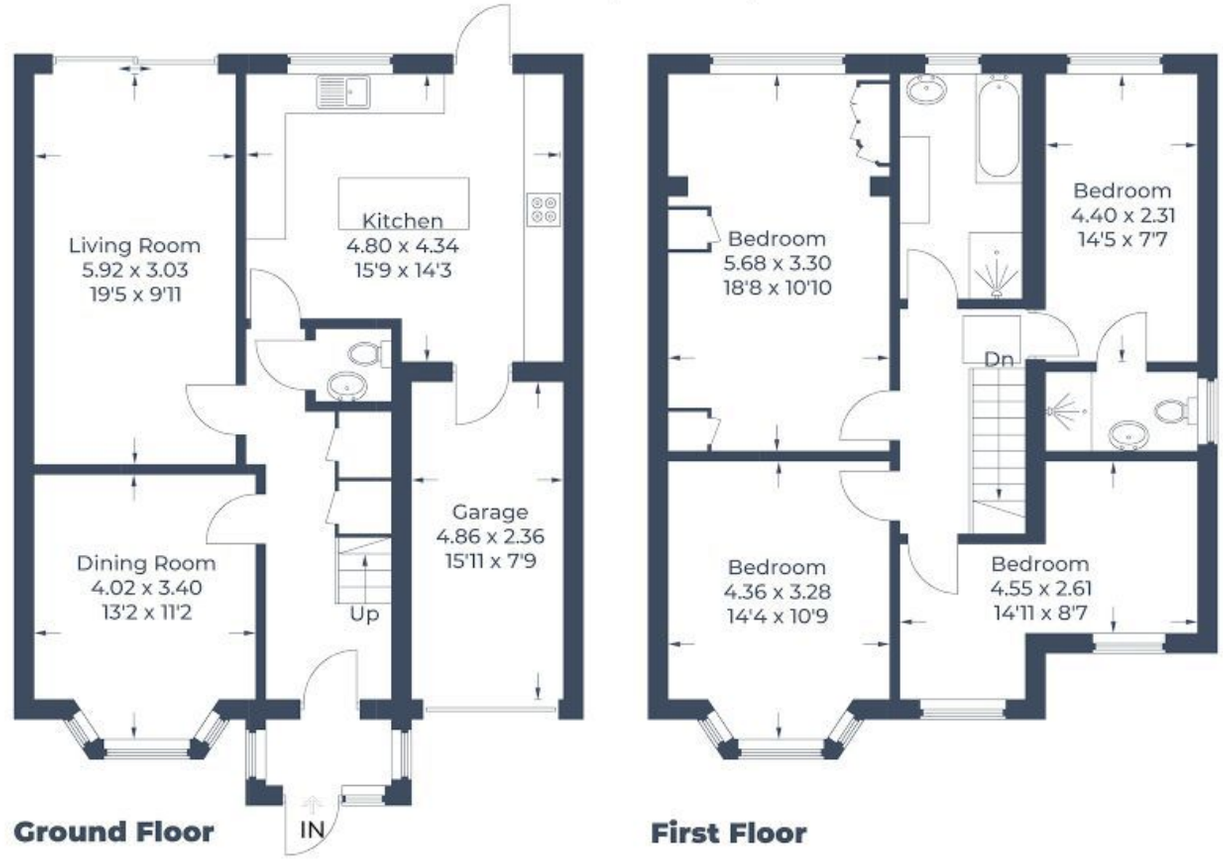
For additional information, please refer to www.robsonsweb.com or call us on: 020 8866 8083.







Approximate Gross Internal Area
Ground Floor = 79.8 sq m / 859 sq ft
First Floor = 74.1 sq m / 798 sq ft
Total = 153.9 sq m / 1,657 sq ft

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