



**AN ATTRACTIVE THREE BEDROOM, TWO BATHROOM EXTENDED BUNGALOW**

Sylvia Avenue, Hatch End, Pinner, HA5 4QL



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**ENTRANCE HALLWAY • TWO RECEPTION  
ROOMS • MODERN KITCHEN • THREE  
BEDROOMS • TWO BATH/SHOWER ROOMS  
(ONE EN-SUITE) • STUDY • LEAN-TO •  
GENEROUS REAR GARDEN • OFF-STREET  
PARKING**

## Description

A bright, modern and beautifully presented three-bedroom, two-bathroom bungalow with a generous rear garden and off-street parking, conveniently placed for Hatch End's amenities.

The ground floor comprises an entrance hallway allowing access to all the main living areas. There is a through lounge / dining room with doors opening out to the garden, a modern and well-equipped kitchen with integrated appliances, a family shower room and two double bedrooms with fitted wardrobes. In addition, there is a lean-to / store room off the kitchen, and a study. The first floor hosts a large master bedroom complete with fitted wardrobes and an en-suite bathroom.





Further benefits include a large rear garden that backs local fields, providing a great sense of privacy and tranquillity. To the front, off-street parking is available via your own driveway.

### **Location**

Sylvia Avenue is a sought-after road within walking distance of Hatch End high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Hatch End Station provides a regular service to London Euston via the Overground, with access to local bus routes along Hatch End High Street. Alternatively, Pinner High Street is close by with Pinner Station providing the Metropolitan Line.

The area is well served by local primary and secondary schooling with Grimsyke Primary School (Ofsted - Outstanding) just a stone's throw away, as well as local parks and playgrounds.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

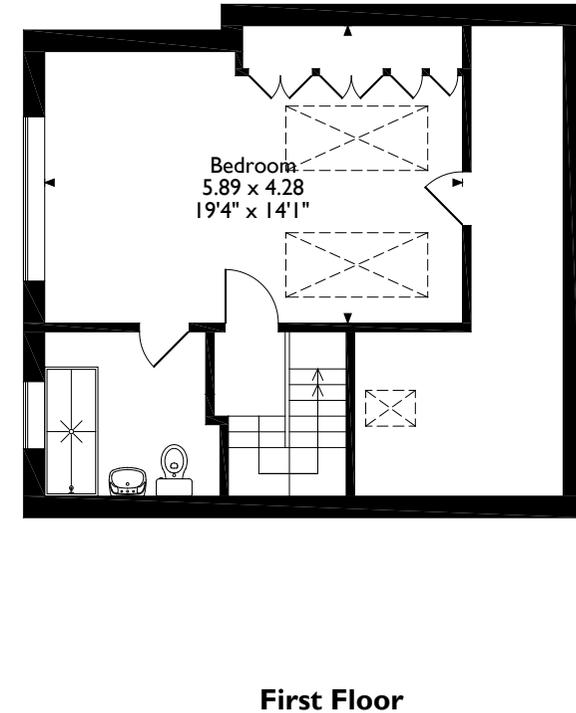
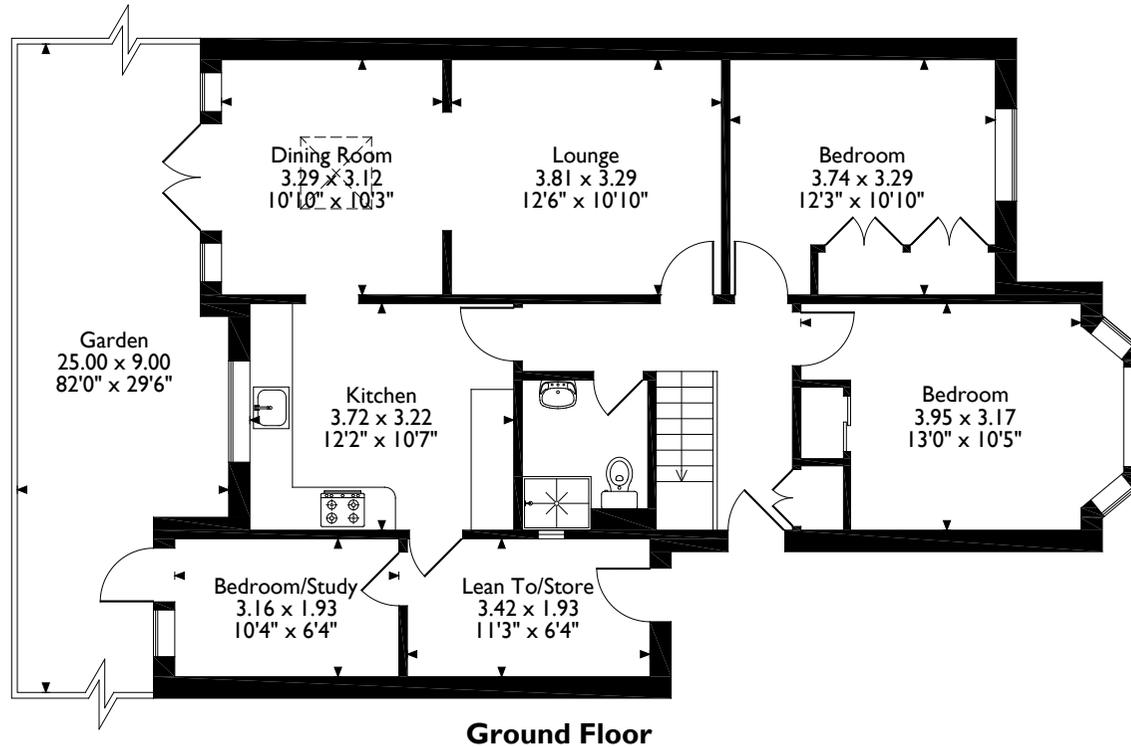
Council Tax: Band E

Energy Efficiency Rating: Band D



# Sylvia Avenue, Pinner

## Approximate Gross Internal Area 137 Sq M / 1475 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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