



**AN ATTRACTIVE FOUR BEDROOM, THREE BATHROOM EXTENDED FAMILY HOME**

Sylvia Avenue, Hatch End, Pinner, HA5 4QE

**ROBSONS**

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**ENTRANCE HALLWAY • GUEST WC WITH SHOWER • TWO RECEPTION ROOMS • KITCHEN/DINER • MASTER BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM • REAR GARDEN • OFF-STREET PARKING**

### Description

A modern and well-presented four bedroom, three bathroom extended property, with an attractive rear garden and off-street parking, ideally situated for local schools (Grimsdyke catchment), amenities and excellent transport facilities.

The ground floor comprises an entrance porch and hallway with stairs to the first floor. There is a front aspect lounge with a bay window, a separate sitting room, and a generous kitchen / diner with access to the garden. The kitchen features a range of bespoke units that provide ample storage space, with integrated appliances and a large kitchen island. Completing the ground floor is a guest WC with a shower. To the first floor, there are two double bedrooms with fitted wardrobes, a further bedroom, and a family bathroom. The principal bedroom is located on the second floor, with the added benefit of a modern en-suite shower room.





Externally this family home boasts a well-presented rear garden that is laid to lawn with a patio area. There is a garden room to the rear, currently used as a games room, and a garden shed. Off-street parking is available to the front via your own driveway, with an EV charging point.

### **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**

Tenure: Freehold

Local Authority: London Borough of Harrow

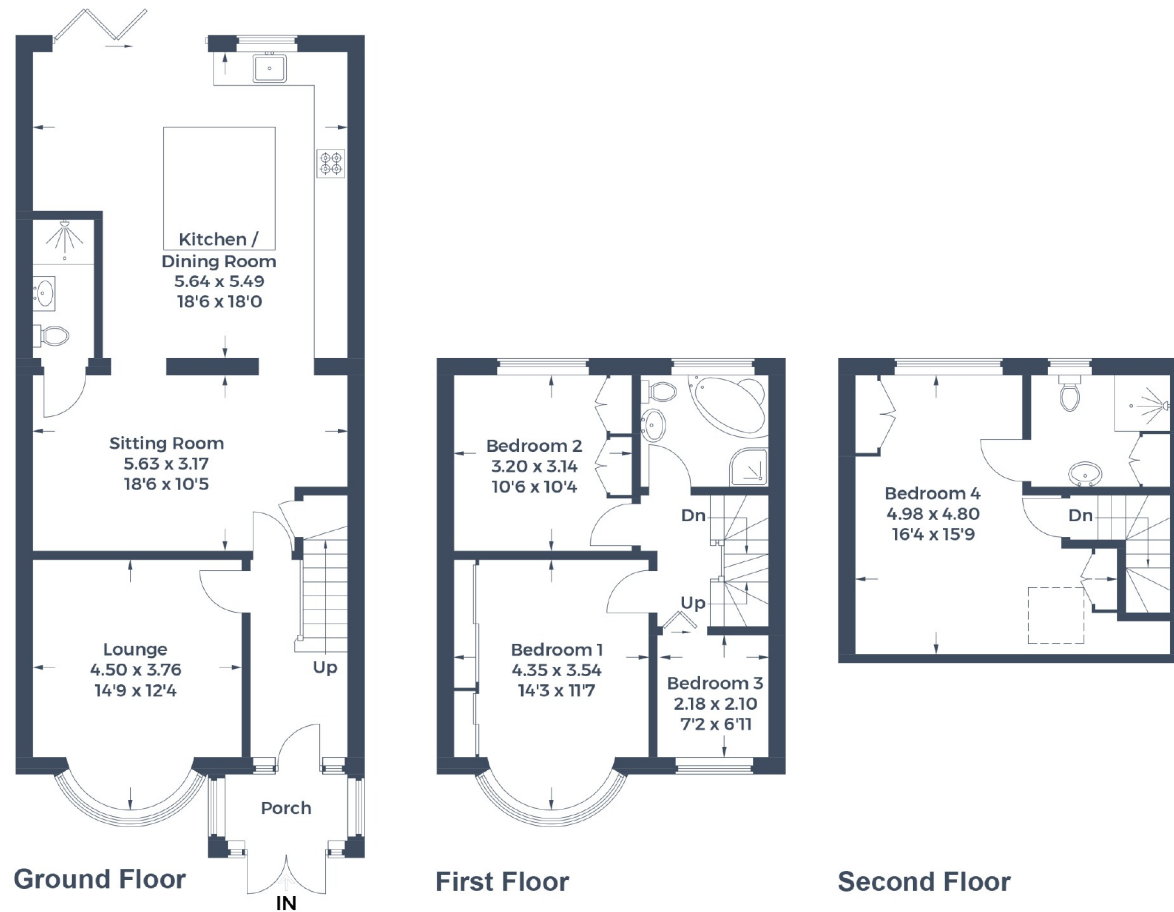
Council Tax Band: E

Energy Efficiency Rating: C

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 = 74.1 sq m / 798 sq ft  
 First Floor = 37.0 sq m / 398 sq ft  
 Second Floor = 28.6 sq m / 308 sq ft  
 Total = 139.7 sq m / 1,504 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

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