



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

Sylvia Avenue, Hatch End, Pinner, HA5 4QE

**ROBSONS**

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**ENTRANCE HALLWAY • IMPRESSIVE KITCHEN / DINING ROOM • UTILITY ROOM • LOUNGE • FOUR DOUBLE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITES) • PRIVATE REAR GARDEN • OFF-STREET PARKING**

### Description

A stylish and well-appointed four-bedroom, three-bathroom extended family home, situated on one of Hatch End's most sought-after roads, within walking distance of Grimsdyke Primary School and local amenities.

The ground floor comprises a bright entrance hallway with stairs to the first floor. Off the hallway is an impressive kitchen / dining room featuring a range of bespoke units with integrated appliances, a large kitchen island featuring a wine cooler, a dining area with bi-folds opening out to the garden, and an adjoining utility room. Completing the ground floor is a generous lounge and a double bedroom benefiting from an en-suite shower room.





To the first floor there are two well-appointed double bedrooms and a luxury family bathroom, with the principal bedroom located on the second floor, complete with an en-suite and a Juliet balcony.

Externally, this family home offers a private rear garden that is part lawn and part patio/decking, with a garden shed for storage.

### **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 Grimsey 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: F

Energy Efficiency Rating: TBC

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 = 87.0 sq m / 936 sq ft  
 First Floor = 39.7 sq m / 427 sq ft  
 Second Floor = 26.0 sq m / 280 sq ft  
 Store = 3.1 sq m / 33 sq ft  
 Total = 155.8 sq m / 1,676 sq ft



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