



ESTATE & LETTINGS AGENTS

Sylvia Avenue, Pinner, HA5



FOR SALE £845,000. FREEHOLD

An idyllic 1990 square feet five-bedroom semi-detached home with a loft conversion, rear extension, in good condition and ready to move into. An excellent opportunity for a growing family, or an investor to acquire a charming home.

The property is located in the heart of Hatch End within walking distance to Hatch End station, in the catchment area of Grimsdyke school, a host of shopping amenities including Tesco's and Morrisons. Sylvia Avenue is a quiet, leafy residential area with a driveway and ample off-street parking.

This immaculately maintained property has on the ground floor two receptions, studio/guest bedroom with en-suite bathroom, study, fully fitted extended modern kitchen, dining room, utility room. On the first and second floor are four bedrooms, a walk-in wardrobe and two-family bathrooms. The property boasts a large well-maintained private garden.

- Extended S/D Property
- 4 Family Bathrooms
- Top School Catchment Area.
- Front Driveway Parking
- 5 Bedrooms
- Extended Fitted Kitchen
- 31Ft Modern Kitchen & Dining

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ENTRANCE PORCH:

Door leads into a fully enclosed porch.

HALLWAY:

4.70m x 2.34m (15' 5" x 7' 8")

Double leading into a welcoming spacious hallway with laminate flooring, radiator, power points.



ANNEXE/ FAMILY ROOM:

3.41m x 2.32m (11' 2" x 7' 7")

Self-contained guest room/ annexe with en-suite bathroom/W.C. Rear aspect with laminate floor, double glazed window, radiator, power points.

STUDY:

2.85m x 2.32m (9' 4" x 7' 7")

Front aspect with laminate floor, double glazed window, radiator, power points.

FRONT RECEPTION ROOM:

4.76m x 3.56m (15' 7" x 11' 8")

Spacious front reception with laminate flooring, recessed lighting, double glazed windows, radiator, telephone point, power points, and TV point.



REAR EXTENDED KITCHEN & DINING ROOM:

9.67m x 5.68m (31' 9" x 18' 8")

Garden-facing, open plan kitchen/dining room. A fully fitted kitchen with stylish modern eye level wall and base units, granite work tops, integrated oven, dishwasher, washing machine, and gas hob with chimney hood.



Spacious dining room with additional space for reception area. Rear aspect with floor tiles, double glazed windows and door leading to the rear garden.

BATHROOM & WC:

Rear aspect Shower Cubicle with shower head, mixer taps, hand wash basin with mixer taps and tile flooring, and fully tiled walls.



STAIRS LEADING TO FIRST FLOOR LANDING:

BEDROOM ONE:

3.82m x 3.54m (12' 6" x 11' 7")

Spacious front aspect double bedroom, fitted wardrobes, double glazed windows, carpeted floor, radiator, power points.



BEDROOM TWO:

3.69m x 3.51m (12' 1" x 11' 6")

Spacious rear aspect double bedroom, double glazed windows, carpeted floor, radiator, power points.



WALK-IN WARDROBE:

Walk-in wardrobe with fitted wardrobes with double door access from both family bathrooms.

FAMILY BATHROOM & WC 1:

Large bath/jacuzzi with mixer taps, a separate shower cubicle with power and hand shower attachments, hand wash basin with mixer taps, vanity mirror unit, and tile flooring. UPVC front aspect double glazed window, and fully tiled walls.



FAMILY BATHROOM & WC 2:

Rear aspect 3-piece bath with mixer taps and hand shower attachment, hand wash basin with mixer taps and tile flooring. UPVC rear aspect double glazed window and fully tiled walls.



STAIRS LEADING TO SECOND FLOOR LOFT LANDING:

BEDROOM THREE:

3.56m x 2.34m (11' 8" x 7' 8")

Loft conversion front aspect bedroom fully fitted wardrobes, double glazed Velux windows, carpeted floor, radiator, power points.



BEDROOM FOUR:

4.45m x 2.34m (14' 7" x 7' 8")

Loft conversion rear aspect bedroom fully fitted wardrobes double glazed Velux windows, carpeted floor, radiator, power points.



FRONT GARDEN:

Paved front garden and low brick wall. Driveway provides off street parking for up to two cars.



REAR GARDEN:

Generous sized rear garden with astro-turf lawn.



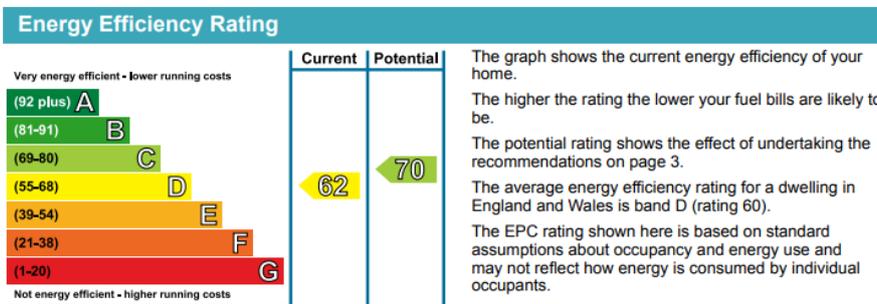
FLOORPLAN:



Approximate Gross Internal Area = 218 sq m / 2346 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID532776)

EPC:



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Mortgages

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