



Andrew Pearce
PINNER

SYLVIA AVENUE, HATCH END, PINNER, HA5 4QE £950,000



An impressive six bedroom, three bathroom family home of grand proportions offering well planned, versatile accommodation arranged over three floors, extending to over 2300 sq. ft. The property occupies a peaceful leafy location just moments from Grimsdyke Primary School and Hatch End's amenities.

The refurbished, contemporary interior hosts a range of state of the art devices including video entry and biometric (fingerprint reader) for pedestrian gate and front door access, infrared security cameras to the front and rear, remote controlled automated security gate and rollover garage. The property is approached via wrought iron security gates and the frontage provides off street parking for several cars. The accommodation comprises: entrance hallway, guest cloakroom, double reception room, extensively fitted kitchen / family room with a range of appliances and a home office / study. To the first floor the impressive master bedroom suite enjoys a luxury en-suite bathroom and dressing room, and three further bedrooms and a modern family bathroom complete the first floor layout. To the second floor, there are two further bedrooms and a luxury shower room. The rear garden is private with fenced boundaries and is laid to lawn.



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

Sylvia Avenue, Pinner
 Approximate Gross Internal Area
 216 Sq M/2315 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Additional Information

Council Tax Band F
Council Tax charge £2,351.09
Local Authority Harrow Borough
Tenure Freehold

