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Sylvia Avenue, Hatch End

Offers in the Region Of
£865,000

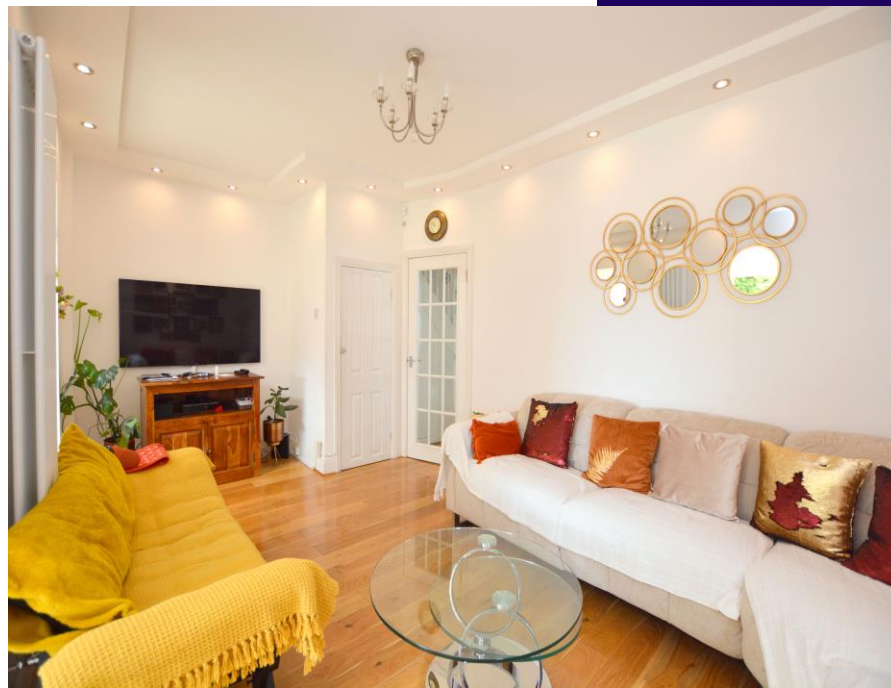


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A Four Bedroom, Three Bathroom extended semi detached family home located in the sought after Grimsdyke School catchment area. A selection of local shops, popular restaurants, parks and station are all with easy walking distance.

Comprising lounge, shower/wc, sitting room leading to generous fitted kitchen/dining room with Quartz worktops and island. To the first floor are three bedrooms and bathroom. The second floor has a large fourth bedroom and shower/wc. Features include garden with Scandinavian Log Cabin used as a games room, large garden shed and parking to front for two cars.



Porch

Double glazed porch with door to; Entrance Hall

Lounge 14' 9" x 12' 4" (4.49m x 3.76m) into bay. Bright room with double glazed bay window to front.

Sitting Room 18' 6" x 10' 5" (5.63m x 3.17m) Cosy sitting/TV area with obscure double glazed window to side, air conditioning, open plan to Kitchen/Dining Room, door to: Shower/wc

Window to side. Shower enclosure, vanity wash hand basin, wc, heated towel rail and fully tiled walls. Kitchen/Dining Room 18' 6" x 18' 0" (5.63m x 5.48m)

Great entertaining space with dining area and fitted with a matching range of base and eye level units with Quartz worktops, matching island unit and inset sink. Integrated fridge, washing machine,



dishwasher, gas four ring hob with extractor hood, oven and microwave. Space for fridge/freezer, window and bi-fold doors to garden. Flooded with light by three skylights. Cupboards housing central heating boiler and Mega flo hot water system.
Landing

Bedroom One 14' 3" x 11' 7" (4.34m x 3.53m) into bay.
Double glazed bay window to front, sliding mirror door wardrobes.

Bedroom Two 10' 6" x 10' 4" (3.20m x 3.15m)
Double glazed window to rear, fitted wardrobes.

Bedroom Three 7' 2" x 6' 11" (2.18m x 2.11m)
Double glazed window to front.

Bathroom

Corner bath with hand shower attachment, tiled shower enclosure, vanity wash hand basin with storage under, fully tiled walls and low-level WC. Heated towel rail and obscure double glazed window to rear.

2nd Landing

Bedroom Four 5.63m (18'6") max x 16'6"
Double glazed window to rear, fitted wardrobe.
Window to front, Storage cupboard, door to:

En suite shower room. Tiled shower enclosure, vanity wash hand basin with storage under, fully tiled walls and low-level WC. Obscure double glazed window to rear.

Garden Approx 60' 0" x 27' 0" (18.27m x 8.22m)

Neat well fenced garden with Sandstone patio with outside wash basin. Side access and lawn.

Scandinavian style log cabin/games room with power and light. 16ft x 9ft. Separate storage shed vented for tumble dryer with power and light. 10ft x 10ft.

Driveway

Tidy paved own drive with parking for two cars and charging point.

Council Tax Band E

EPC Rating C

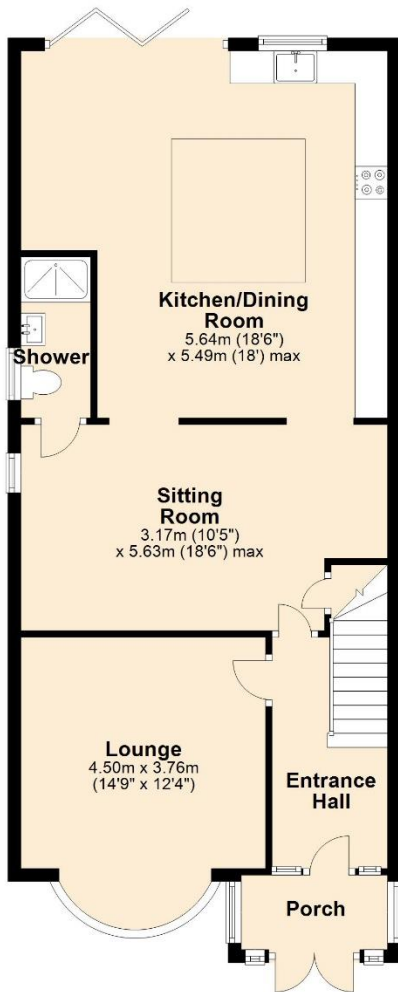


KEY FEATURES:

- Four Bedrooms ● Lounge & Sitting/TV room ● Downstairs shower/wc ● Fitted Kitchen/Dining Room ● Bathroom and en suite shower ● Secluded Garden with Scandinavian log cabin
- Own drive ● Grimsdyke School Catchment

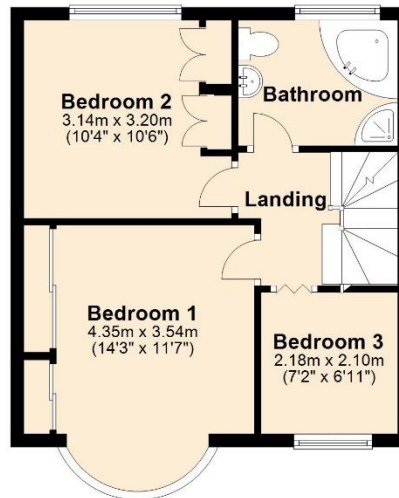
Ground Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



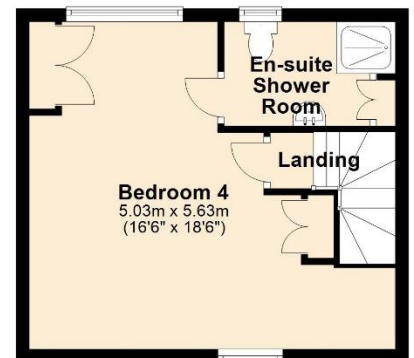
First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)

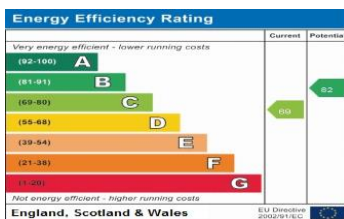


Second Floor

Approx. 14.4 sq. metres (155.4 sq. feet)



Total area: approx. 125.5 sq. metres (1351.1 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.