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**ROBERTSON  
PHILLIPS**  
Estate Agents



Sylvia Avenue, Hatch End

Guide Price £650,000



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## GRIMSDYKE SCHOOL CATCHMENT.

A Three Bedroom semi detached family home situated in the heart of Hatch End and within walking distance of the sought after Grimsdyke School.

Comprising lounge, dining room, conservatory, kitchen and shower room with wc. Upstairs are three bedrooms, shower room and separate wc. Benefits include double glazing, secluded garden, garage and off-street parking.

**NO UPPER CHAIN**



### Porch

Recently built entrance porch.

### Entrance Hall

Front door with obscure side windows leading to entrance hall with under stairs cupboard housing gas and electric meters.

Lounge 14' 3" x 12' 4" (4.34m x 3.76m) into bay

Double glazed bay window to front, tiled fireplace with gas real flame fire.

Dining Room 18' 8" x 10' 5" (5.69m x 3.17m)

Spacious room with sliding doors to conservatory, storage cupboard and door to:

Kitchen 14' 3" x 6' 7" (4.34m x 2.01m) narrowing to 5' 5"

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, washing machine and dishwasher. Fridge/freezer, built-in electric oven, four ring gas hob and extractor hood. Wall mounted Worcester boiler, double





glazed window to rear, door to:

Conservatory 12' 8" x 9' 9" (3.86m x 2.97m) max

Double glazed windows to side and rear, double glazed double doors to garden and door to;

Shower/WC

Shower enclosure, wall mounted wash hand basin with mixer tap, fully tiled walls, low-level WC and extractor fan.

First Floor

Landing

Access to loft with pull down ladder and light.

Bedroom One 14' 2" x 11' 8" (4.31m x 3.55m) into bay

Double glazed bay window to front and fitted wardrobes.

Bedroom Two 10' 6" x 10' 6" (3.20m x 3.20m)

Double glazed window to rear.

Bedroom Three 7' 5" x 7' 0" (2.26m x 2.13m)

Double glazed window to front.

Shower Room

Tiled shower enclosure. Vanity wash hand basin with storage under, fully tiled walls, heated towel rail, mirrored wall mounted medicine cabinet, obscure double glazed window to rear.

Separate WC

Obscure double glazed window to rear., low level wc.

Garage

Detached garage with power and light approached via shared drive.

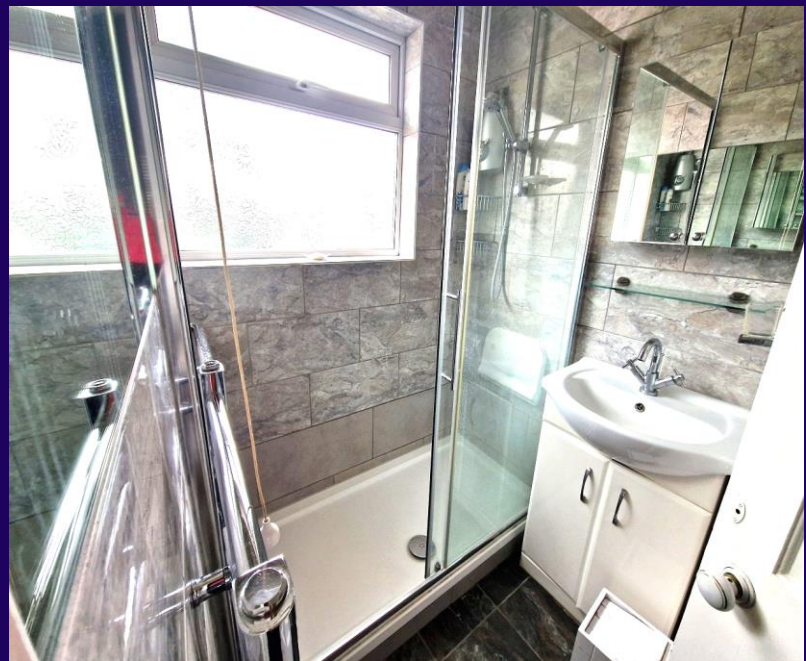
Garden Approx 70' (21.32m)

Secluded garden with brick paved patio area, lawn, hedging, garden tap and mature trees and shrubs.

EPC Rating D

Council Tax Band: E

Tenure: Freehold

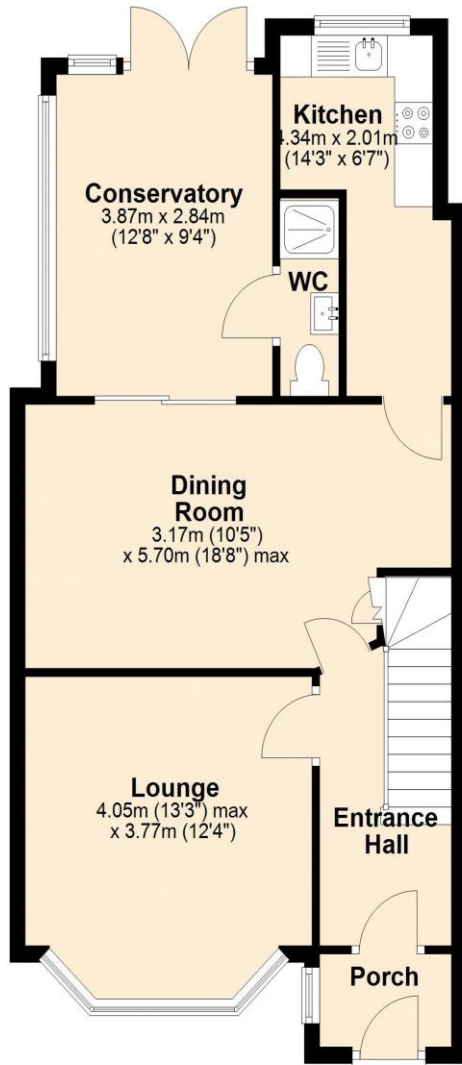


## KEY FEATURES:

Three Bedrooms • Two Reception Rooms • Double Glazing • Downstairs Shower/wc •  
Grimsdyke School Catchment • Conservatory  
• Secluded Garden • No Upper Chain

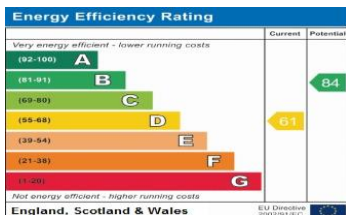
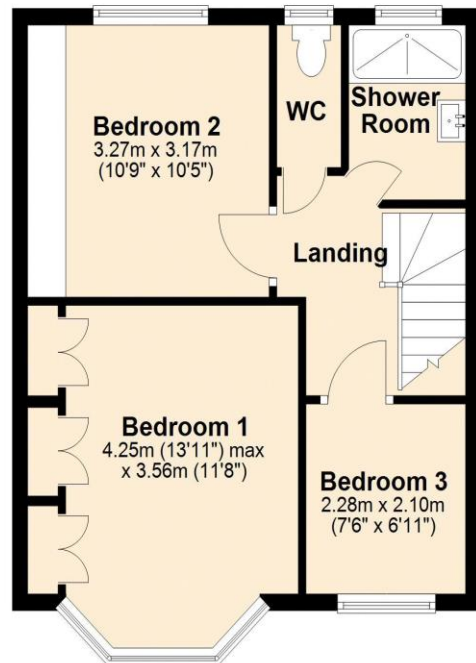
### Ground Floor

Approx. 60.6 sq. metres (652.7 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.8 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.**