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**ROBERTSON
PHILLIPS**
Estate Agents



Sylvia Avenue, Hatch End

£800,000



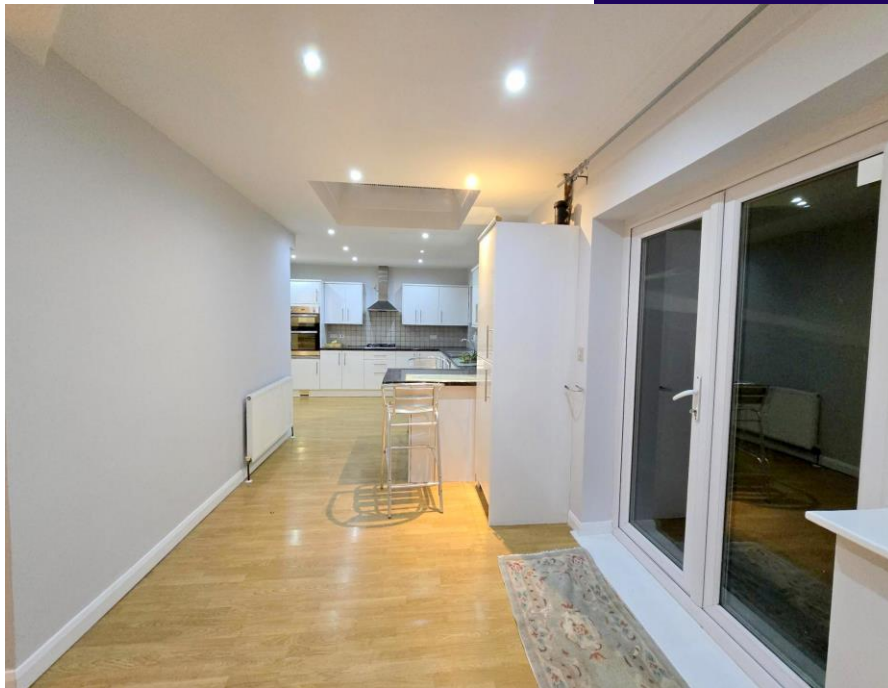
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An extended Five Bedroom, Three Bathroom semi detached property located within the Grimsdyke School catchment area. A selection of local shops, bus routes, parks and station are all within walking distance.

Comprising two reception rooms, downstairs guest bedroom with en suite shower, cloakroom, utility area and fitted kitchen/dining room/Family area.

Upstairs are four bedrooms, family bathroom and en suite shower. The property benefits from having its own driveway, wide rear garden and three bathrooms.



Ground Floor

Entrance Hall

Stairs, door to:

Guest Bedroom 15' 7" x 9' 5" (4.75m x 2.87m)

Window to front, door to:

En-suite

Fitted with a two piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, tiled splashbacks.

Lounge 12' 9" x 11' 10" (3.88m x 3.60m)

Two windows to front, window to side, laminate floor covering.

WC

Low level W/C and wash hand basin



Utility 8' 3" x 4' 7" (2.51m x 1.40m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for automatic washing machine, open plan, door to:

Kitchen/Dining/Family Room 28' 6" x 13' 6" (8.68m x 4.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, gas hob, two windows to rear, laminate flooring, double door to garden.

First Floor

Landing

Airing cupboard.

Family Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin, shower enclosure and low-level

WC, window to rear.

Bedroom 1 13' 3" x 9' 5" (4.04m x 2.87m)

Window to front.

En-suite

Fitted with two piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, window to rear.

Bedroom 2 11' 4" x 10' 8" (3.45m x 3.25m)

Bay window to rear, door.

Bedroom 3 12' 1" x 11' 6" (3.68m x 3.50m)

Window to front.

Bedroom 4 8' 2" x 7' 2" (2.49m x 2.18m)

Single room/ Study

Garden

Mainly laid to lawn with patio area and mature shrubs.

Driveway

Parking for three vehicles

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

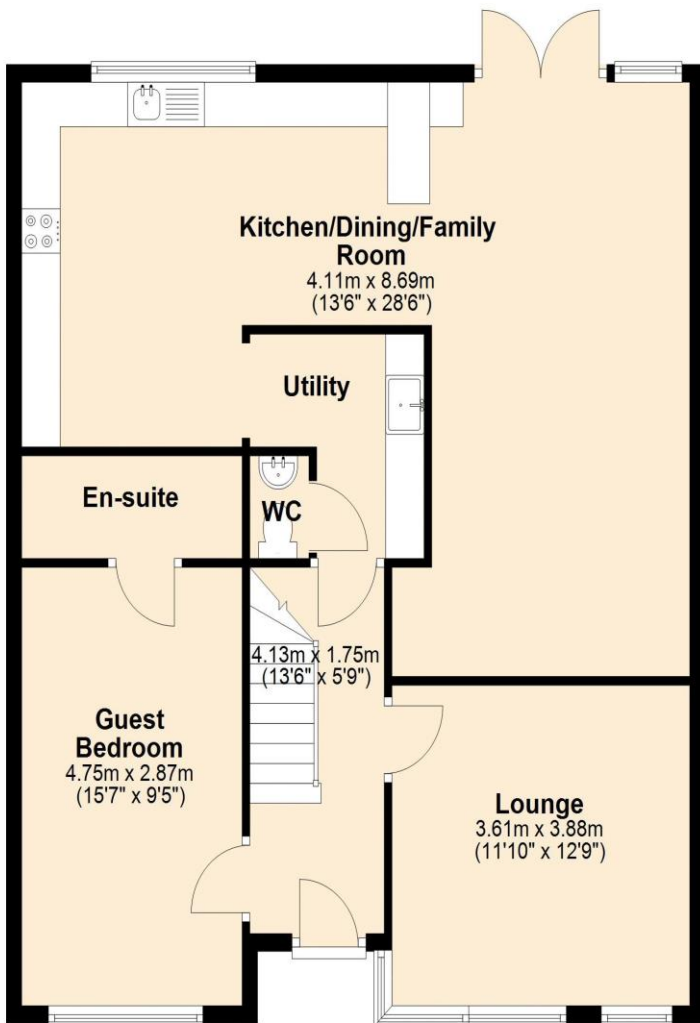


KEY FEATURES:

- Five Bedrooms ● Fitted Kitchen/Dining/Family Room ● Three Bathrooms ● Lounge
- Guest Bedroom ● Driveway
- No Chain ●

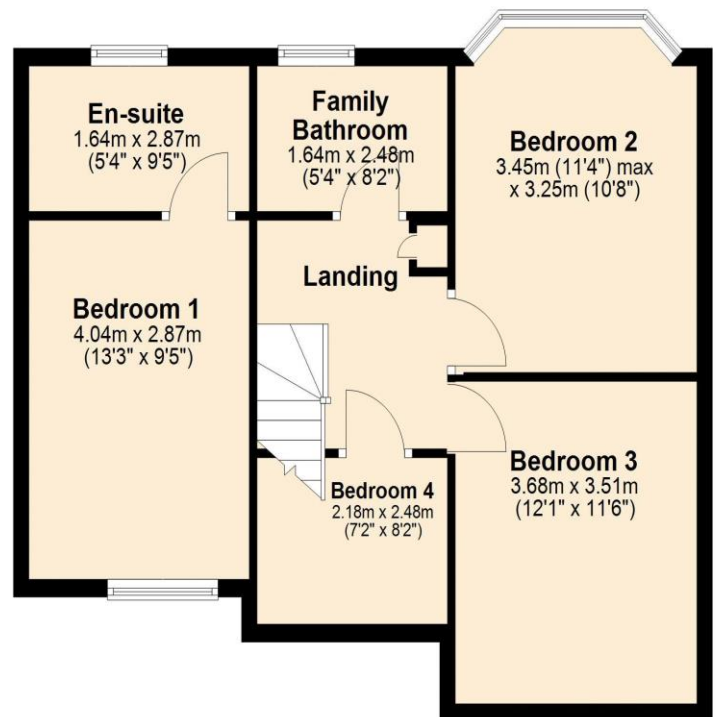
Ground Floor

Approx. 86.4 sq. metres (930.0 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.