

# Sylvia Avenue

Pinner • • HA5 4QE  
Offers In Excess Of: £700,000



coopers  
est 1986



# Sylvia Avenue

Pinner • • HA5 4QE

A well-maintained four-bedroom, one-bathroom halls adjoining semi-detached home, offering over 1,300 sq. ft of versatile living space. This charming family residence boasts a beautifully landscaped rear garden, ideal for outdoor relaxation, along with ample off-street parking for multiple vehicles. The property also has further scope to extend (STPP)

Nestled in a sought-after part of Hatch End, the property is just a short walk from local amenities, excellent transport links, and the highly regarded Grimsdyke Primary School. With easy access to scenic walking trails, this home perfectly blends convenience and tranquility, making it an excellent choice for families.

Halls Adjoining Semi Detached

Four Bedrooms

One Bathroom

Fitted Kitchen & Utility Room

Scope to Extend (STPP)

Downstairs WC

Private Garage

No Onward Chain

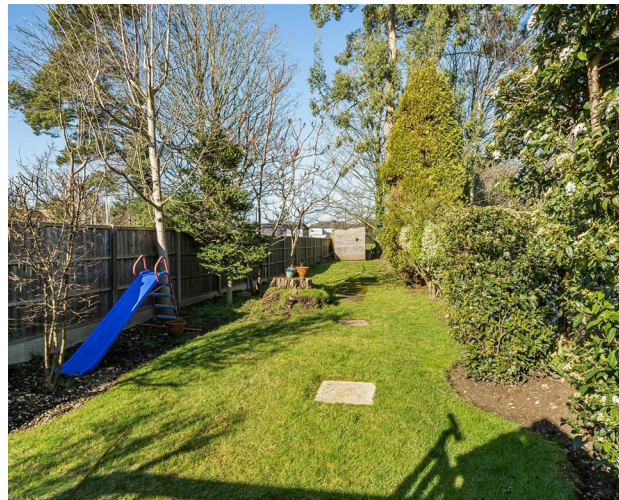
Two Reception Rooms

Approx Area: 1309 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Description

Upon entering this charming home, you are welcomed into a bright and spacious reception room at the front, perfect for relaxing or entertaining. A second reception room towards the rear offers a more informal living space, with direct access to the garden, allowing for seamless indoor-outdoor living. The kitchen is well-appointed, providing ample storage and workspace, and leads out to the beautifully maintained garden. A convenient downstairs cloakroom and access to a utility area and garage complete the ground floor.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering flexibility for family living, home working, or guest accommodation. The family bathroom is centrally located to serve all bedrooms efficiently.

The second floor offers an additional bedroom, providing a peaceful retreat with natural light streaming through.

### Outside

Externally, the property boasts a generous rear garden, ideal for outdoor dining, gardening, or simply unwinding in a tranquil setting. The front of the property offers driveway parking and access to the garage for added convenience.

### Location

Sylvia Avenue is a peaceful and highly sought-after road, just a short stroll from Hatch End High Street, where you'll find a variety of shops, restaurants, coffee houses, and popular supermarkets. Nearby Pinner also offers an excellent selection of amenities, providing even more convenience.

For commuters, Hatch End Station offers a regular Overground service into London Euston, while Pinner Station provides access to the Metropolitan Line.

The area is well-regarded for its excellent primary and secondary schools, including the highly sought-after Grimsdyke School, all within walking distance. Families can also enjoy nearby children's play areas and various recreational facilities, making this a fantastic location for all.



### Schools:

Grimsdyke School 0.1 miles  
Woodhall Primary School 0.6 miles  
Greenfields Primary School 0.8 miles



### Train:

Hatch End Station 0.5 miles  
Carpenders Park Station 1.1 miles  
Headstone Lane Station 1.2 miles



### Car:

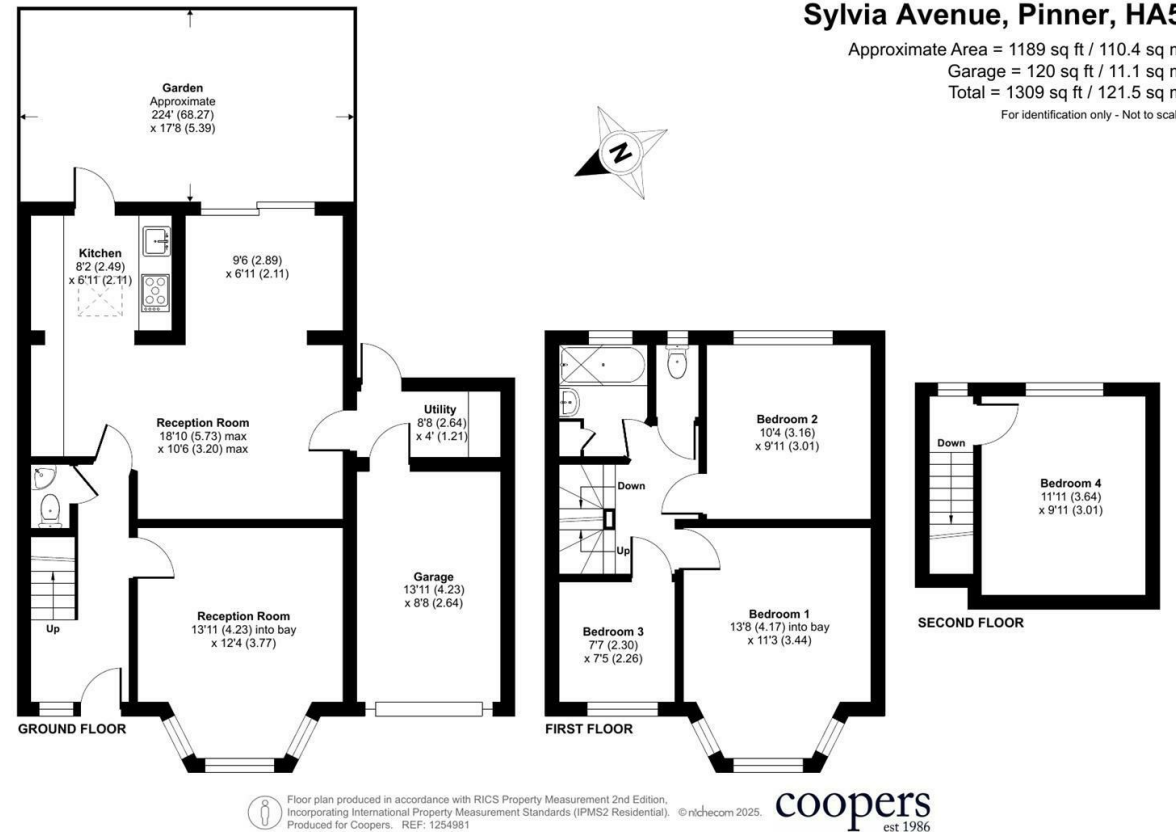
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



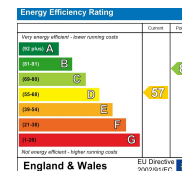
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