

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [enquiries@david-charles.co.uk](mailto:enquiries@david-charles.co.uk)

## SYLVIA AVENUE, HATCH END, MIDDLESEX, HA5 4QN



**PRICE.... £550,000....FREEHOLD**

In need of modernisation is this two bedroom semi detached bungalow (672 sq.ft/62.4 sq.m) which is located on a quiet residential turning within the school catchment area of Grimsdyke School (Ofsted Outstanding and within easy reach of Hatch End Broadway with its array of shops, restaurants, coffee house, Morrisons Supermarket and Hatch End Overground Train Station. The accommodation comprises of own front leading to an entrance hall, lounge, two bedrooms, kitchen and bathroom/WC. Outside there is a garage own drive with off street parking for two cars and an approximately 70ft rear garden. The property benefits from being sold chain free and the potential to update to any purchasers exacting standards.

**020 8866 0222**











### **COUNCIL TAX**

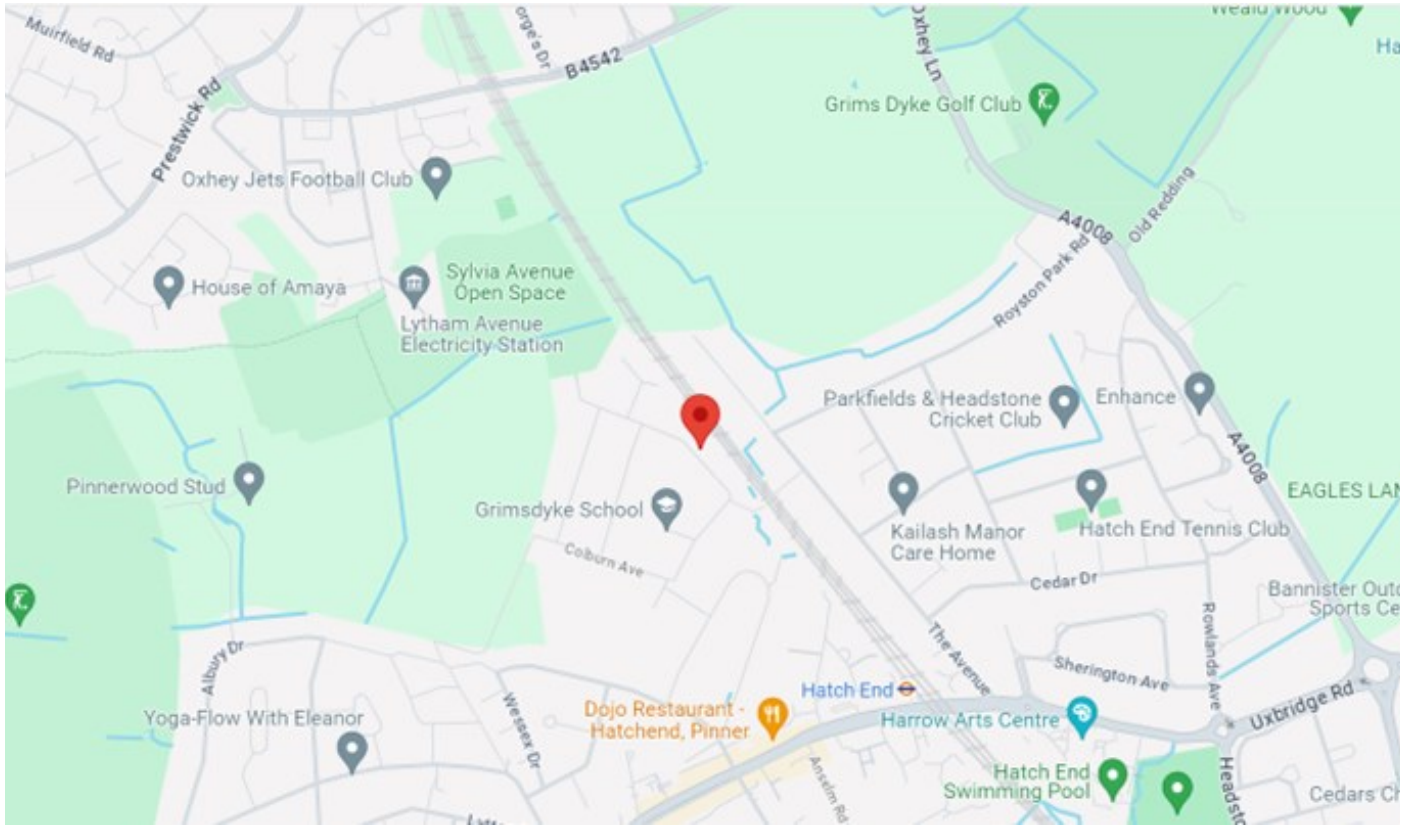
London Borough of Harrow Council - Band E - £2,794.40

### **LOCAL SCHOOLS**

Grimsdyke School - 0.13 Miles  
Woodhall Primary School - 0.63 Miles  
Hatch End High School - 0.95 Miles  
St John's School - 1.3 Miles

### **LOCAL TRANSPORT**

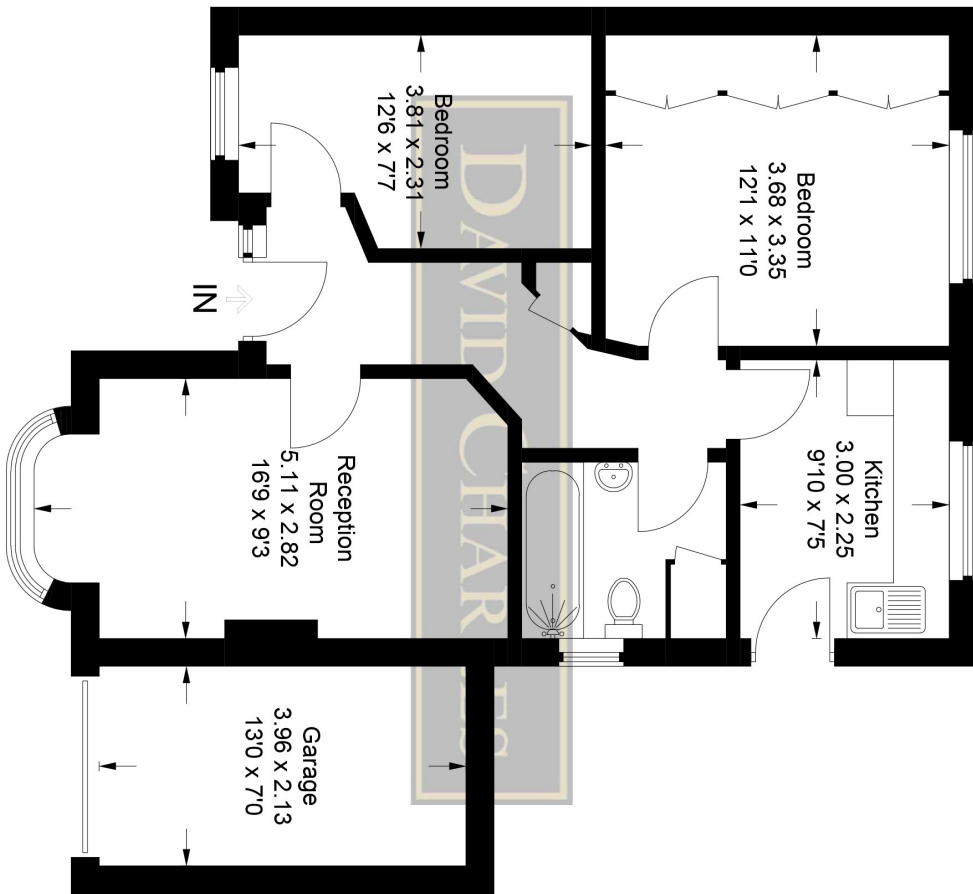
Hatch End Station (Overground) - 0.7 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 54.6 sq m / 588 sq ft  
Garage = 8.5 sq m / 91 sq ft  
Total = 63.1 sq m / 679 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
© CJ Property Marketing Ltd Produced for David Charles



***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*