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Sylvia Avenue, Hatch End £895,000

A deceptive Three Bedroom, Two Bathroom, Detached Bungalow situated in a secluded position yet within easy walking distance of local shops, fine dining restaurants, bus routes, station and Grimsdyke School.

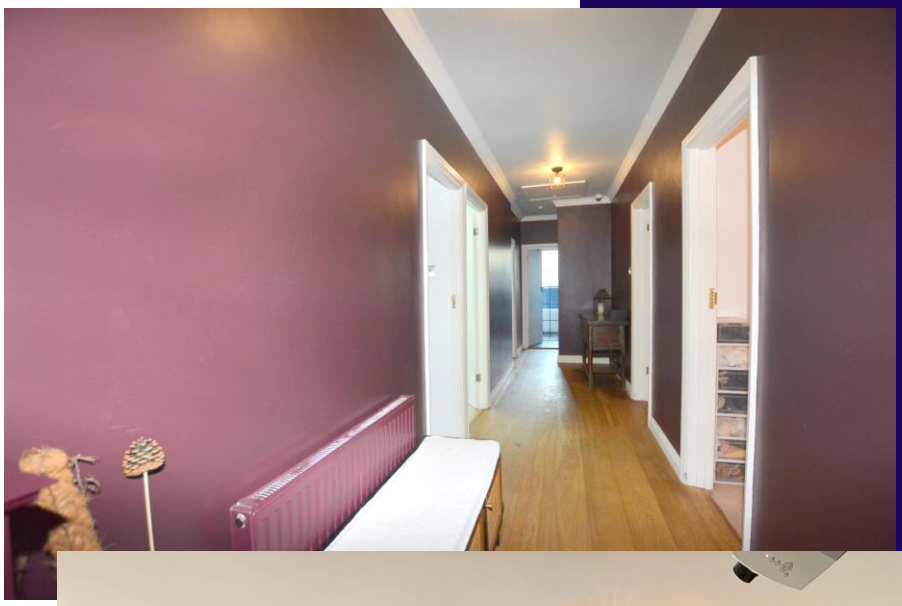
This well-maintained property comprises lounge/dining room, three good sized bedrooms, fitted kitchen, utility room, family bathroom and en - suite shower. Features include recently built garden studio with air conditioning, secluded rear garden and garage accessed via own drive.

Potential - This property has planning permission granted to convert into a house, please see front elevation on floorplan two. These plans can also be amended to create a dormer bungalow if required.

A copy of the plans will be provided at the viewing.



Porch
Entrance Hall
Large storage cupboard.



Bedroom One 15' 9" x 15' 1" (4.80m x 4.59m) into bay
Double glazed bay window to front, range of fitted wardrobes and door to:

En-suite Shower Room
Obscure window to front. Stylish walk in rain shower, low level wc, vanity wash hand basin, fully tiled walls.

Bedroom Two 13' 8" x 9' 10" (4.16m x 2.99m)
Double glazed window to front.



Bedroom Three 9' 10" x 8' 9" (2.99m x 2.66m)
Double glazed window to side.

Lounge/Diner 22' 2" x 11' 11" (6.75m x 3.63m)
Attractive room with fireplace and fitted bookshelves, double doors to garden.

Kitchen 16' 6" x 9' 10" (5.03m x 2.99m)
Double glazed window and door to garden. Range of fitted units in gloss white with inset sink, dishwasher, oven, microwave, electric hob and extractor, fridge. Opening to;

Breakfast Area 8' 3" x 6' 1" (2.51m x 1.85m)
Double glazed window to rear and door to:

Utility 7' 5" x 6' 1" (2.26m x 1.85m)
Vaillant central heating boiler and mega flo hot water cylinder, plumbed for washing machine and space for fridge/freezer.

Bathroom
Window to rear. Freestanding egg shaped bath, rain shower, low level wc, vanity unit with sink, fully tiled walls and heated towel rail/radiator.

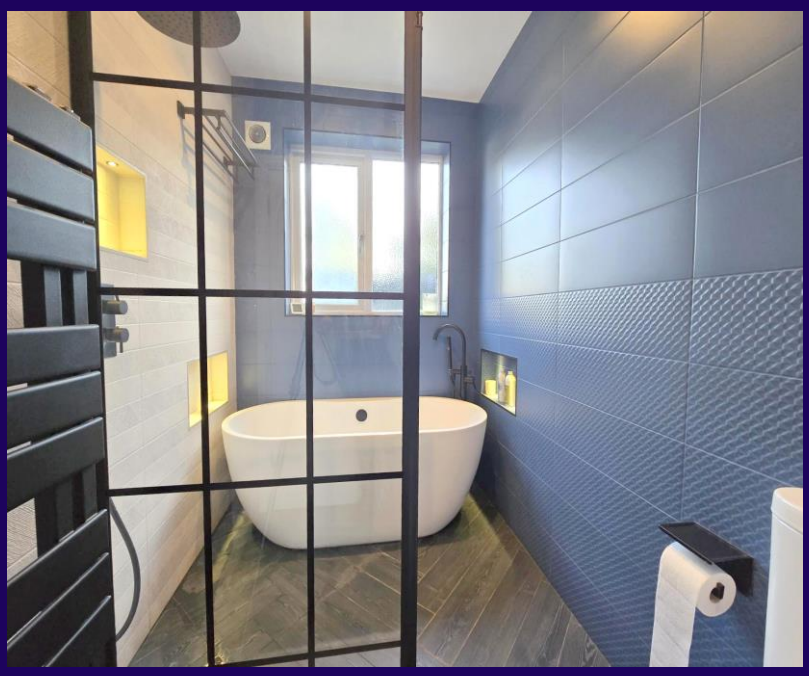
Garden
Secluded garden with seating area, patio and garden tap.
Covered side storage area 22' x 3'6"

Office/studio 21' 3" x 7' 3" (6.47m x 2.21m)
Excellent garden structure ideal for home working/gym/hobby studio. Double glazed with power/light and air conditioning.

Garage
Detached garage with parking for 2/3 cars via brick paved drive.

Council Tax Band: E
Tenure: Freehold
Facing: South facing garden



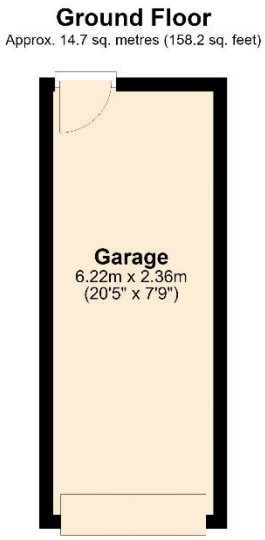




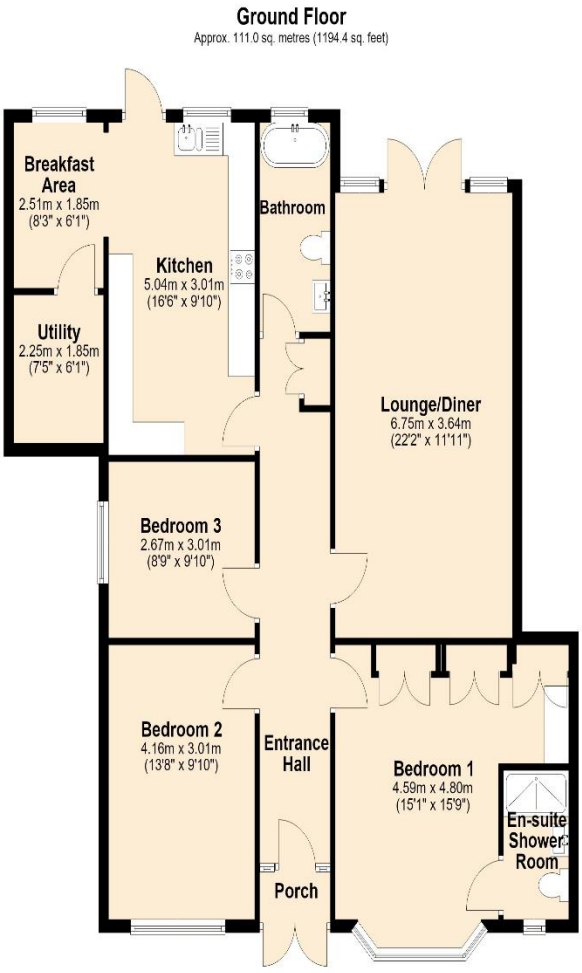


KEY FEATURES:

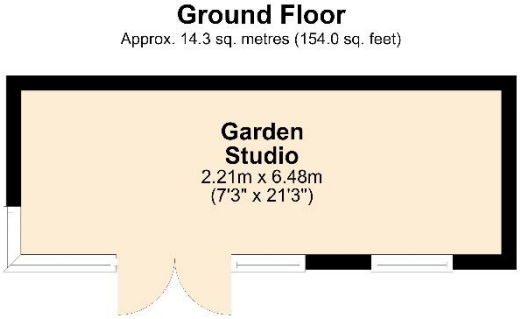
● Three Bedrooms ● Double Glazing ● Family Bathroom & En suite ● 22' Lounge/diner ● Fitted Kitchen ● Breakfast area & Utility ● Planning granted ● Garden Studio ● No Upper Chain



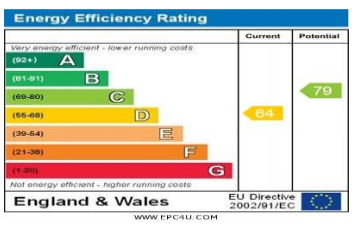
Total area: approx. 14.7 sq. metres (158.2 sq. feet)



Total area: approx. 111.0 sq. metres (1194.4 sq. feet)



Total area: approx. 14.3 sq. metres (154.0 sq. feet)



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The Property Ombudsman

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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.