

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Sylvia Avenue, Hatch End

£749,950



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Three-Bedroom Chalet Bungalow with Enormous Potential – Situated in a sought-after residential location on Sylvia Avenue, Hatch End, close to the highly regarded Grimsdyke School, this three-bedroom chalet bungalow presents an exciting opportunity for buyers looking to create their ideal home.

The property offers a garage, valuable space to the side with potential to extend (subject to the necessary planning permissions), and an impressive approximately 100ft rear garden, providing further scope to extend and transform the existing accommodation.

Requiring full refurbishment throughout, the property offers considerable potential for modernisation, reconfiguration and enlargement, making it an ideal purchase for developers, investors or owner-occupiers seeking a project with the opportunity to add significant value.

Conveniently positioned for local amenities, schools and transport links, this is a rare opportunity to acquire a property with excellent scope for improvement in a desirable Hatch End location.



Ground Floor

Entrance Hall 11' 5" x 10' 8" (3.48m x 3.25m)
Two windows to front, under stairs storage cupboard.

Sitting Room 15' 4" x 11' 9" (4.67m x 3.58m)
into bay

Double glazed bay window to front, folding doors to:

Dining Room 14' 3" x 11' 9" (4.34m x 3.58m)
Sliding doors to:

Conservatory 18' 2" x 8' 9" (5.53m x 2.66m)
Double doors to garden.

Kitchen 11' 5" x 9' 10" (3.48m x 2.99m)
Window to rear, door to conservatory. Fitted units and inset sink.

Bathroom

With bath, wash hand basin and low-level WC, o



Landing
First Floor

WC

Wall mounted wash hand basin and low level wc.

Bedroom One 13' 2" x 11' 6" (4.01m x 3.50m)

Double glazed window to rear.

Bedroom Two 11' 8" x 10' 5" (3.55m x 3.17m)

Double glazed window to side, fitted wardrobes.

Bedroom Three 3.51m (11'6") x 3.23m (10'7")

Double glazed window to front, fitted wardrobes.

Garage 26' 4" x 7' 3" (8.02m x 2.21m)

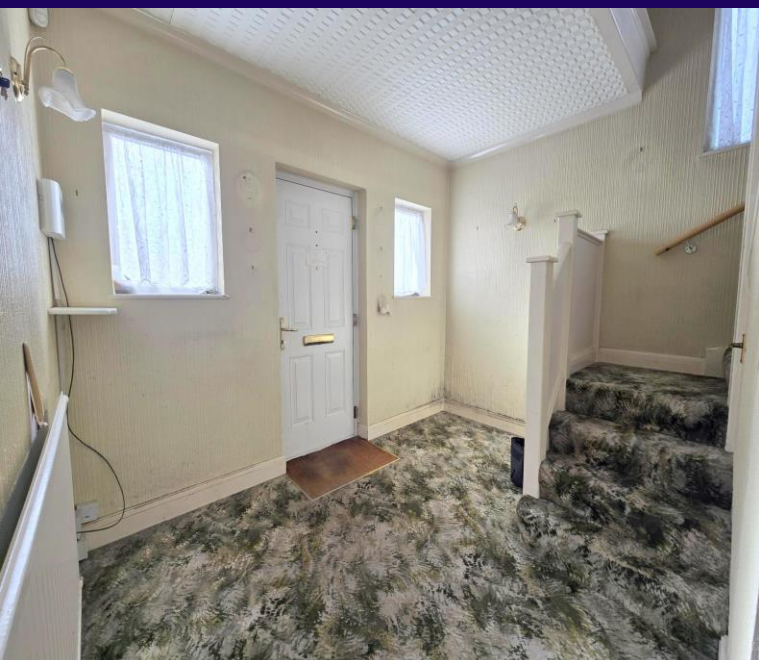
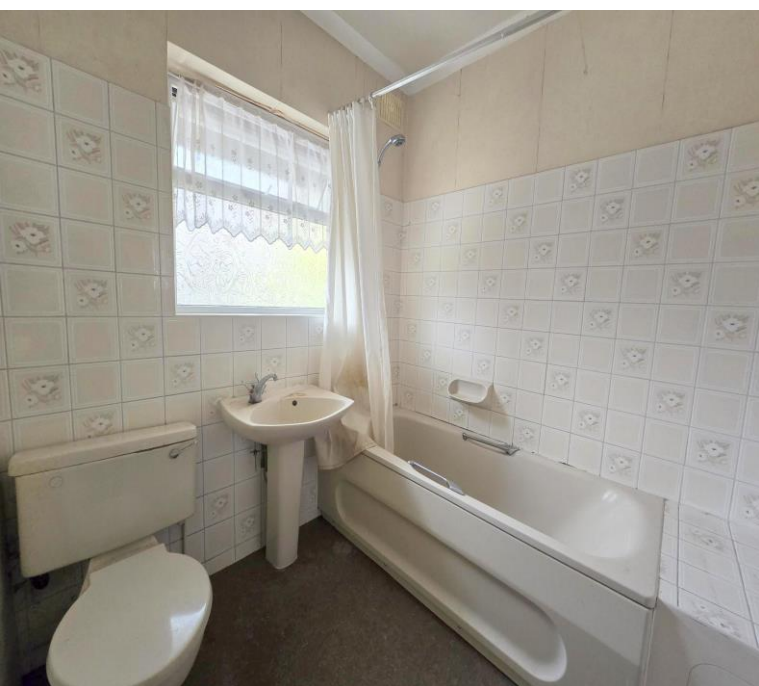
Up and over door, door to garden.

Garden Approx 100' 0" x 48' 0" (30.46m x 14.62m)

Council Tax Band: F

EPC Rating: To be confirmed

Tenure: Freehold

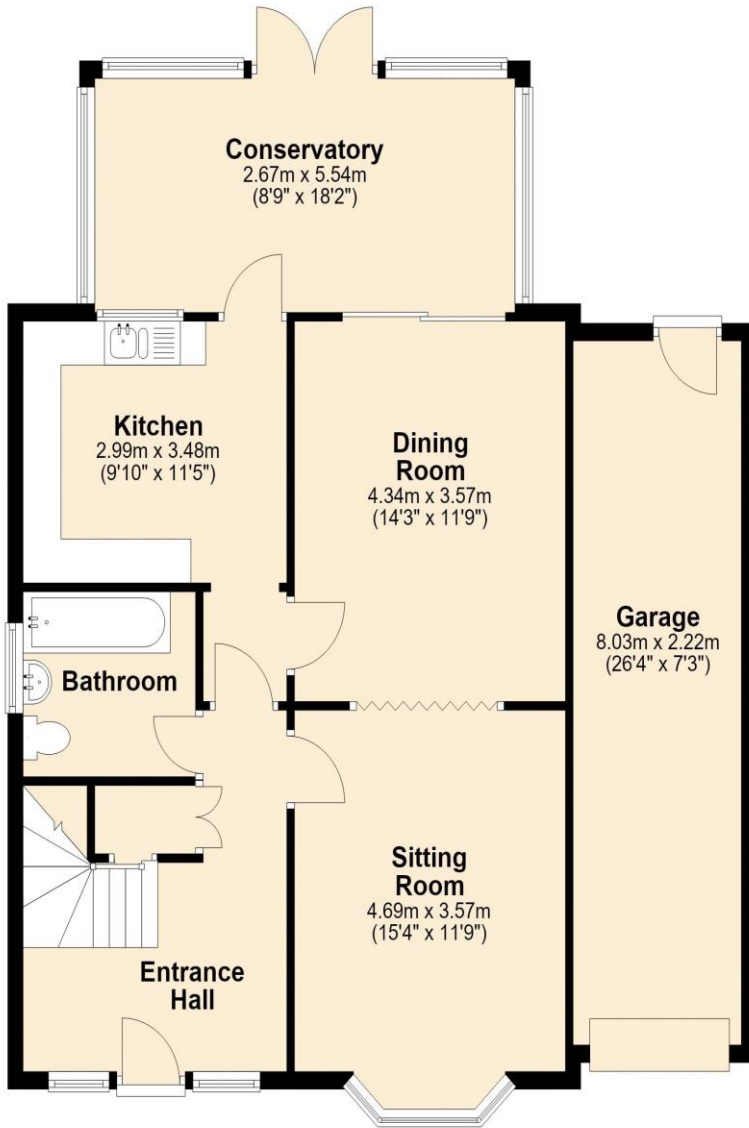


KEY FEATURES:

- Three Bedrooms ● Three Receptions ● Conservatory ● One Bathroom ● Conservatory
- Detached ● Garage ● Car Port ● Driveway ● No Chain ● Potential to Extend STPP

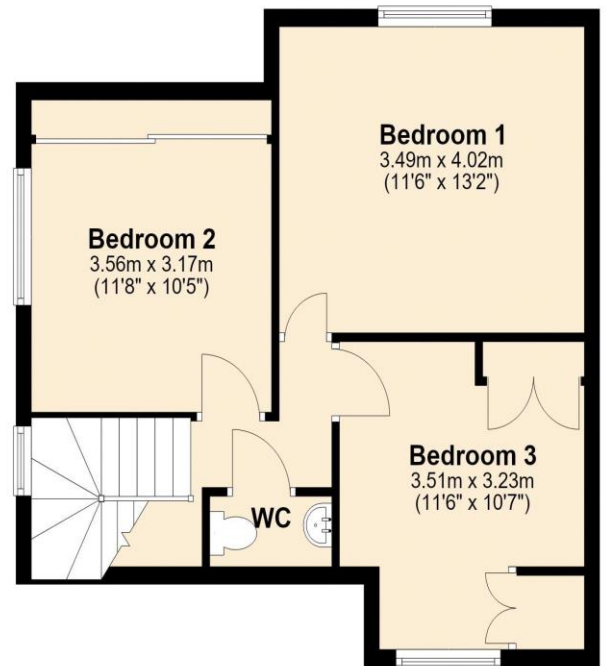
Ground Floor

Approx. 95.4 sq. metres (1026.5 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.2 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.