

Sylvia Avenue

Pinner • • HA5 4QW
Asking Price: £650,000



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This three-bedroom semi-detached home is ideal for growing families or those seeking flexible living space. While in need of modernisation, it offers great potential to add value and tailor it to your personal style.

Located just a short stroll from Hatch End Broadway and the highly regarded Grimsdyke Primary School, the home is perfectly positioned for convenience. It comes with no upper chain, a private garden, ample off-street parking, and scope to extend (STPP).

Semi Detached House

Three Bedrooms

Family Bathroom

Scope to Extend (STPP)

No Onward Chain

Off Street Parking

Downstairs WC

Three Reception Rooms

Close to Local Amenities

Approx Area: 1124 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

Ground Floor:

You enter through a welcoming porch that leads into a central hallway, providing access to all main living areas. To the right, a bright and generously sized living room sits at the front of the house, perfect for relaxing or entertaining.

To the rear, you'll find a separate dining room that looks out to the garden. The kitchen is well-positioned at the back of the property, with plenty of worktop space and convenient access to a guest WC.

On the left side of the ground floor is an extended family room — a versatile space that could serve as a second lounge, playroom, or home office, depending on your needs.

First Floor:

Upstairs, the landing leads to three bedrooms. The main bedroom is located at the front of the property and features a bay window that lets in lots of natural light. Two further bedrooms provide ample space for children, guests, or home working. A well-appointed bathroom with a full suite completes the upper level.

Outside

Externally, the property features a spacious front driveway with parking for multiple vehicles. To the rear, there is a private garden offering plenty of potential for landscaping or personal touches — an ideal space for summer entertaining.

Location

Nestled in a highly sought-after part of Hatch End, Sylvia Avenue is a peaceful residential road just a short stroll from Hatch End High Street, where you'll find a great selection of shops, restaurants, coffee houses, and popular supermarkets. Nearby Pinner further enhances the area's appeal with its own vibrant high street and additional amenities.

For commuters, Hatch End Station provides a regular Overground service to London Euston, while Pinner Station offers access to the Metropolitan Line, making travel into Central London fast and convenient.

The area is well-regarded for its excellent schools, including the highly sought-after Grimsdyke Primary School, all within easy walking distance. Families will also benefit from nearby play areas, green spaces, and recreational facilities — making this a truly ideal setting for family life.



Schools:

Grimsdyke School 0.1 miles
 Woodhall Primary School 0.7 miles
 Hatch End High School 0.8 miles



Train:

Hatch End Station 0.3 miles
 Headstone Lane Station 1.0 miles
 Carpenders Park Station 1.2 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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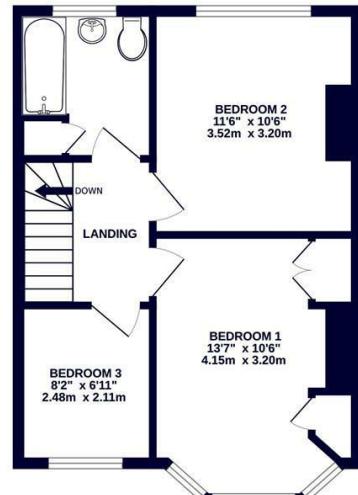
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GROUND FLOOR
 716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
 408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and internal items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019: A	85
2018: B	63
2017: C	63
2016: D	63
2015: E	63
2014: F	63
2013: G	63
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.