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Sylvia Avenue, Hatch End £875,000

A spacious Four Bedroom (one en-suite) Three bathroom semi detached family home located in the sought after Grimsdyke School catchment area. Conveniently situated for local shops, fine dining restaurants, parks and station on Hatch End Broadway.

Features include welcoming entrance hall, newly fitted downstairs shower/wc, front reception, study, lounge/diner leading to fitted kitchen. Upstairs are four bedrooms, en suite shower and newly installed family shower room/wc. Features include New central heating boiler; garage approached via own drive and secluded garden.

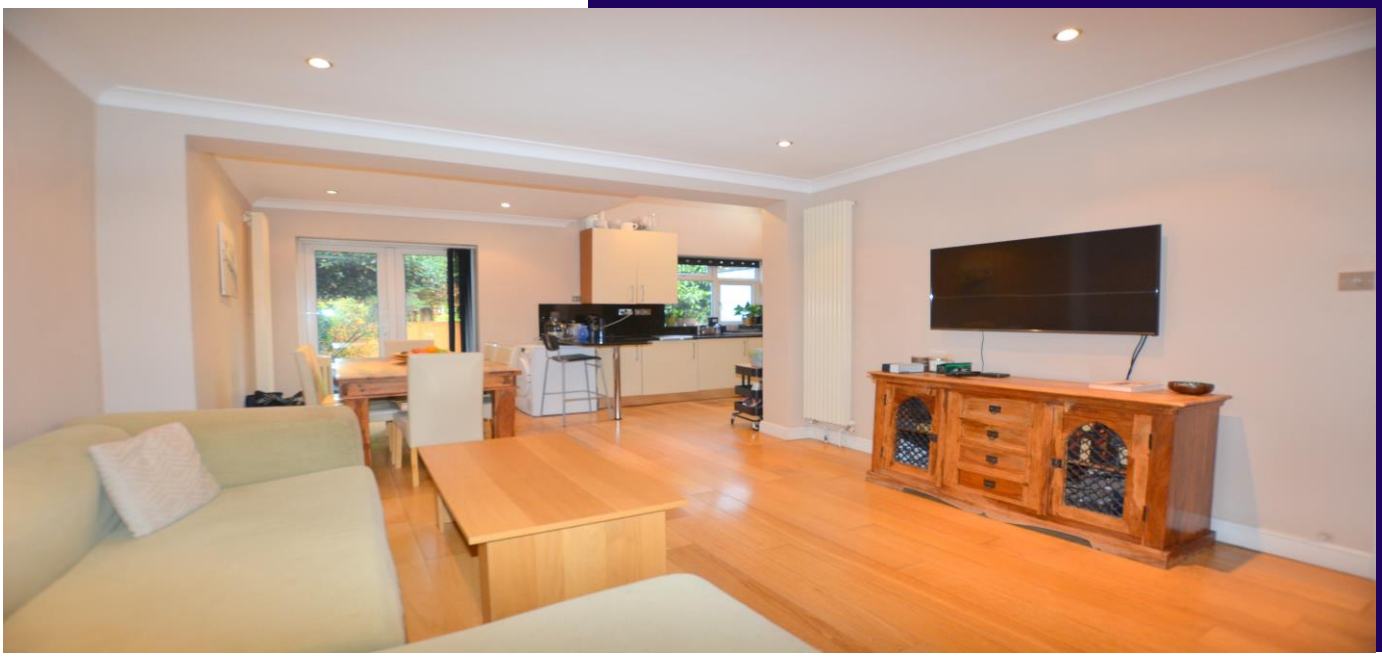




Entrance Hall
Welcoming and bright entrance with Oak wood flooring, low voltage halogen spotlights, picture window to side and door to:

Reception Room 15' 10" x 12' 1" (4.82m x 3.68m)
Cosy room with double glazed window to front and oak wood flooring.

Lounge diner opening to Kitchen 23' 7" x 19' 1" (7.18m x 5.81m) max
Comfortable sitting and family dining area leads to fitted kitchen with a matching range of wall and base units, granite work surfaces, stainless steel sink unit with mixer tap, integrated washing machine, oven and hob with extractor. Double-glazed window overlooking garden. Vaulted ceiling with Velux windows and patio doors to garden.



Study 9' 5" x 7' 6" (2.87m x 2.28m)
Double glazed window with front.

Downstairs Shower Room
Recently fitted suite comprising a large, enclosed shower cubicle with power shower, low level WC, vanity wash hand basin, heated towel rail and double glazed window to side.

Landing

Bedroom 1 15' 8" x 11' 7" (4.77m x 3.53m) into bay
Bright room with double glazed window with front. Door to;

En Suite Shower Room
Recently fitted with fully tiled walls, shower cubicle, low level WC, vanity wash hand basin and heated towel rail.

Bedroom Two 11' 7" x 8' 10" (3.53m x 2.69m)
Double glazed window.

Bedroom Three 10' 4" x 7' 2" (3.15m x 2.18m)
Double glazed window.

Bedroom Four 7' 7" x 6' 11" (2.31m x 2.11m)
Double glazed window to side.

Family Shower Room
Tiled shower enclosure, vanity wash hand basin, low level WC, heated towel rail.

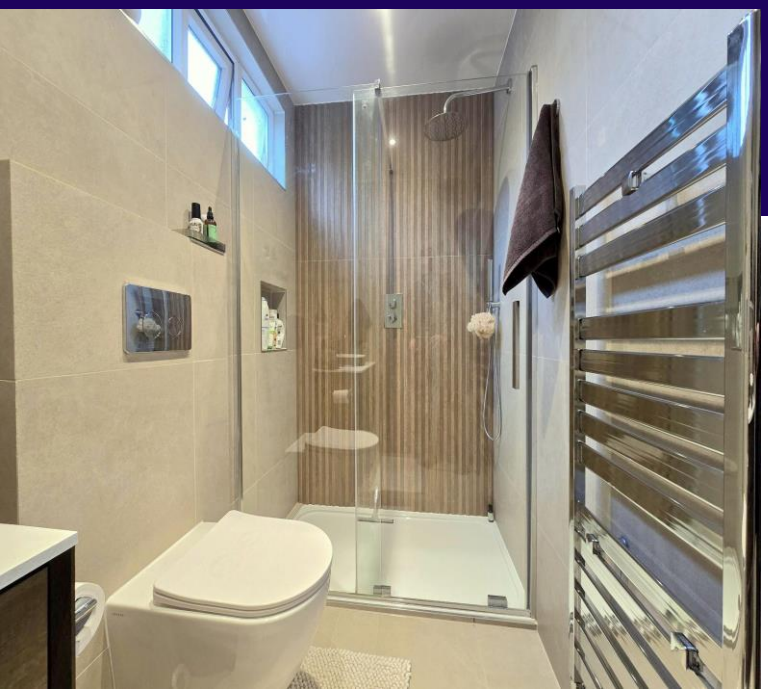
Garage 18' 11" x 8' 5" (5.76m x 2.56m)
Approached via own drive.

Garden Approx 60' (18.27m)
Mainly laid to lawn with shrub borders and patio area's.

Council Tax Band: F
EPC Rating: D







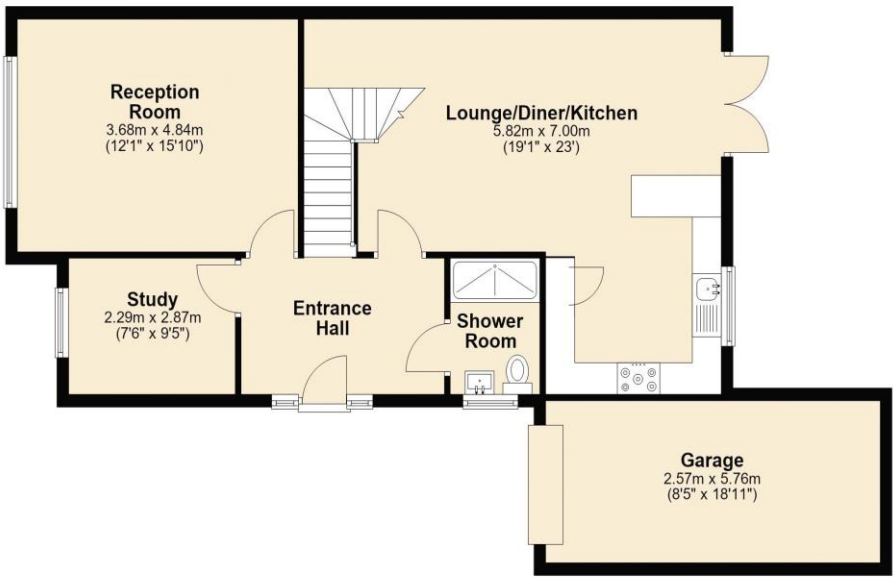


KEY FEATURES:

Four Bedrooms ● Three Reception Rooms ● Downstairs Shower Room ● Fitted Kitchen ● En suite Shower ● Grimsdyke School catchment ● Garage via own drive ●

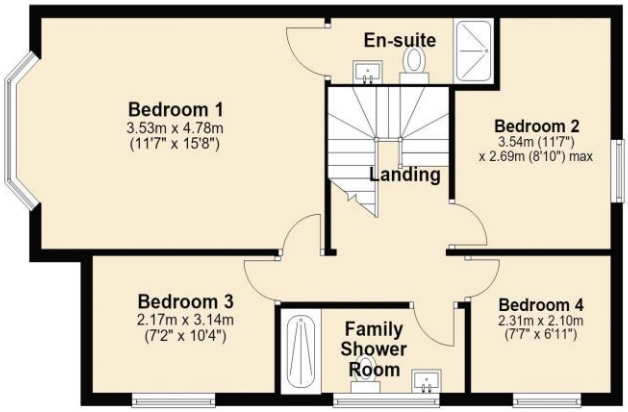
Ground Floor

Approx. 85.5 sq. metres (920.0 sq. feet)

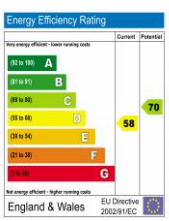


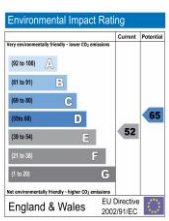
First Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



Total area: approx. 141.1 sq. metres (1518.6 sq. feet)





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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.