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SYLVIA AVENUE, HATCH END, PINNER, HA5 4QE



PRICE.... £699,950....FREEHOLD

This extended four bedroom semi-detached house (1359 sq ft/126.2 sq m) is halls adjoining and benefits from two reception rooms, a modern kitchen and a study area. There are three light and airy bedrooms on the first floor and a fourth bedroom on the second floor with an en-suite shower room. Outside there is a 100 ft plus south-westerly facing rear garden overlooking Grimsdyke Playing fields and the front has a large garage with own drive and off street parking. There is potential for a double story side extension (STPP). The property is a short walk from Hatch End Station and a wide variety of shops and restaurants. It is also located close to Grimsdyke Primary School (OFSTED - Outstanding).

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COUNCIL TAX

London Borough of Harrow Council - Band F - £2,578.05

LOCAL SCHOOLS

Grimsdyke Primary School - 0.05 Miles

Hatch End High School - 0.89 Miles

Nower Hill High School - 1.51 Miles

LOCAL TRANSPORT

Hatch End Station (London Overground) - 0.6 Miles



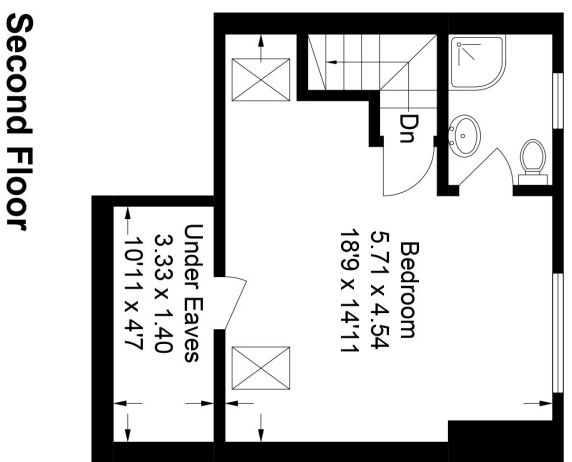
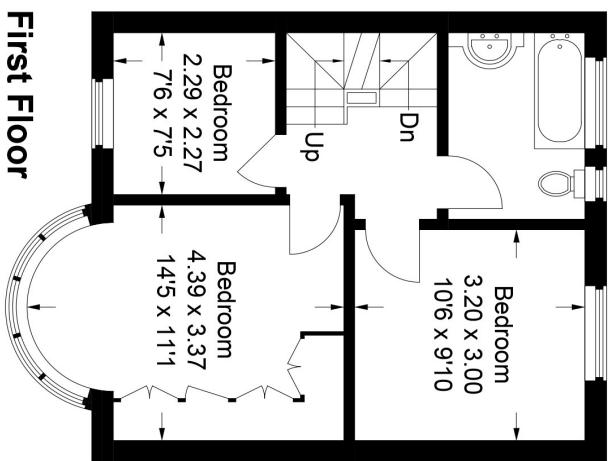
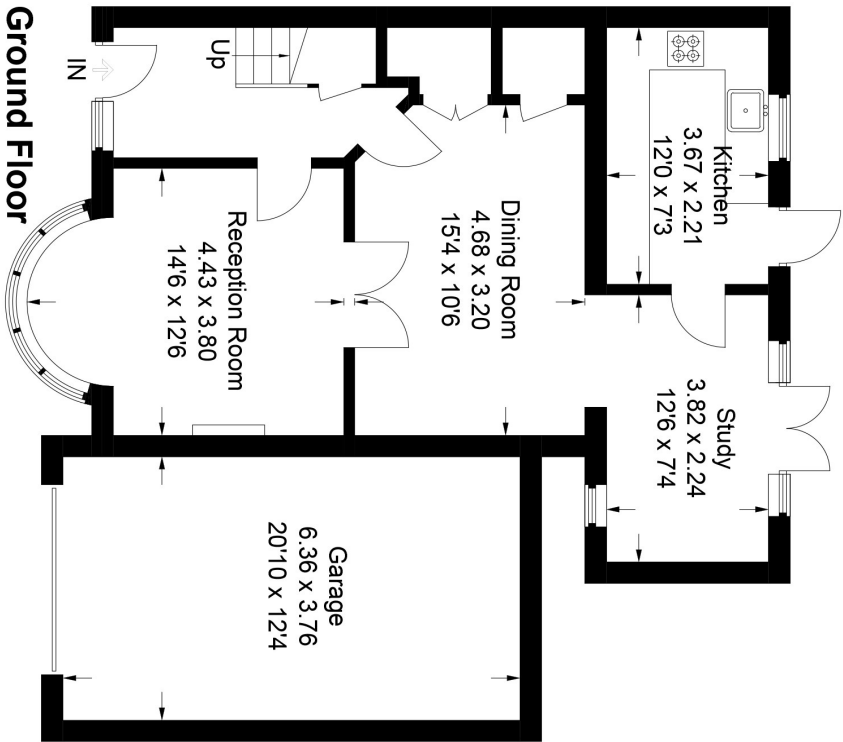
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Pinner Station (Metropolitan Line) - 1.51 Miles



Approximate Gross Internal Area
 Ground Floor = 59.5 sq m / 641 sq ft
 First Floor = 40.3 sq m / 434 sq ft
 Second Floor (Excluding Under Eaves)
 26.4 sq m / 284 sq ft
 Garage = 24.1 sq m / 259 sq ft
 Total = 150.3 sq m / 1,618 sq ft



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.

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.
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