ROBERTSON PHILLIPS
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ROBERTSON PHILLIPS
Est. 1991



Sylvia Avenue, Hatch End

£2,450 P.C.M

Key Features include:

- Three Bedrooms
- Detached Bungalow
- Two Bathrooms
- Double Glazing
- Gas Central Heating
- Single Garage
- Off Street Parking
- Garden Studio
- EV Car Charger
- Unfurnished

Property Overview:

Rare to the market this deceptively spacious THREE BEDROOM, TWO BATHROOM detached bungalow possesses stylish interiors, positioned within walking distance to Hatch End high street with its overground station allowing swift access into London and moments from Grimsdyke Primary School. UNFURNISHED

Accommodation:

Porch 1.46m (4'9") x 0.75m (2'5")
Double door, door to:

Entrance Hall 7.95m (26'1") max x 1.46m (4'9")
Two windows to front, double door to Storage cupboard, door to:

Bedroom 1 15' 9" x 15' 1" (4.80m x 4.59m)
Double glazed bay window to front, blind, range of fitted wardrobes and carpet.

En-suite Shower Room 7' 5" x 4' 5" (2.26m x 1.35m)
Suite includes low level flush WC, vanity wash hand basin with drawer under, mirror and walk in shower area with screen and overhead rain drop shower hear. Fully tiled and obscure window to front,

Bedroom 2 13' 8" x 9' 10" (4.16m x 2.99m)
Double glazed window to front, carpet and curtains.

Bedroom 3 9' 10" x 8' 9" (2.99m x 2.66m)
Double glazed window to side, carpet and blind.
Lounge/Diner 22' 2" x 11' 11" (6.75m x 3.63m)
Two windows to rear, patio doors leading to garden, carpet and projector.

Bathroom 10' 5" x 4' 9" (3.17m x 1.45m)
Luxury suite includes bath, 3 x niche, shower area with screen, heated towel rail, low level flush WC, vanity wash hand basin with drawers under, mirror above and fully tiled.

Kitchen 16' 6" x 9' 10" (5.03m x 2.99m)
Range of gloss white floor and wall units, sink/drainer, dishwasher, electric fan assisted oven, electric hob and extractor, fridge, open plan leading to:-

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

Utility 7' 5" x 6' 1" (2.26m x 1.85m)
Housing washing machine.

Outside
Single garage with off street parking for two cars. Garden studio benefits from double glazing, air conditioning and electrical supply.

Council Tax Band: E EPC Rating:



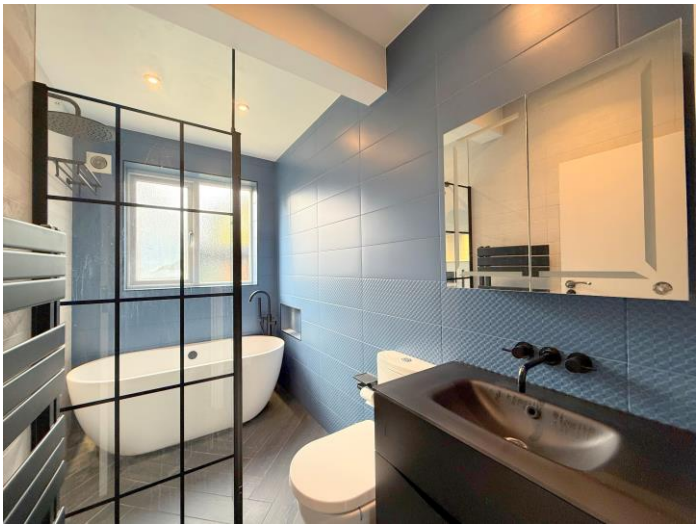












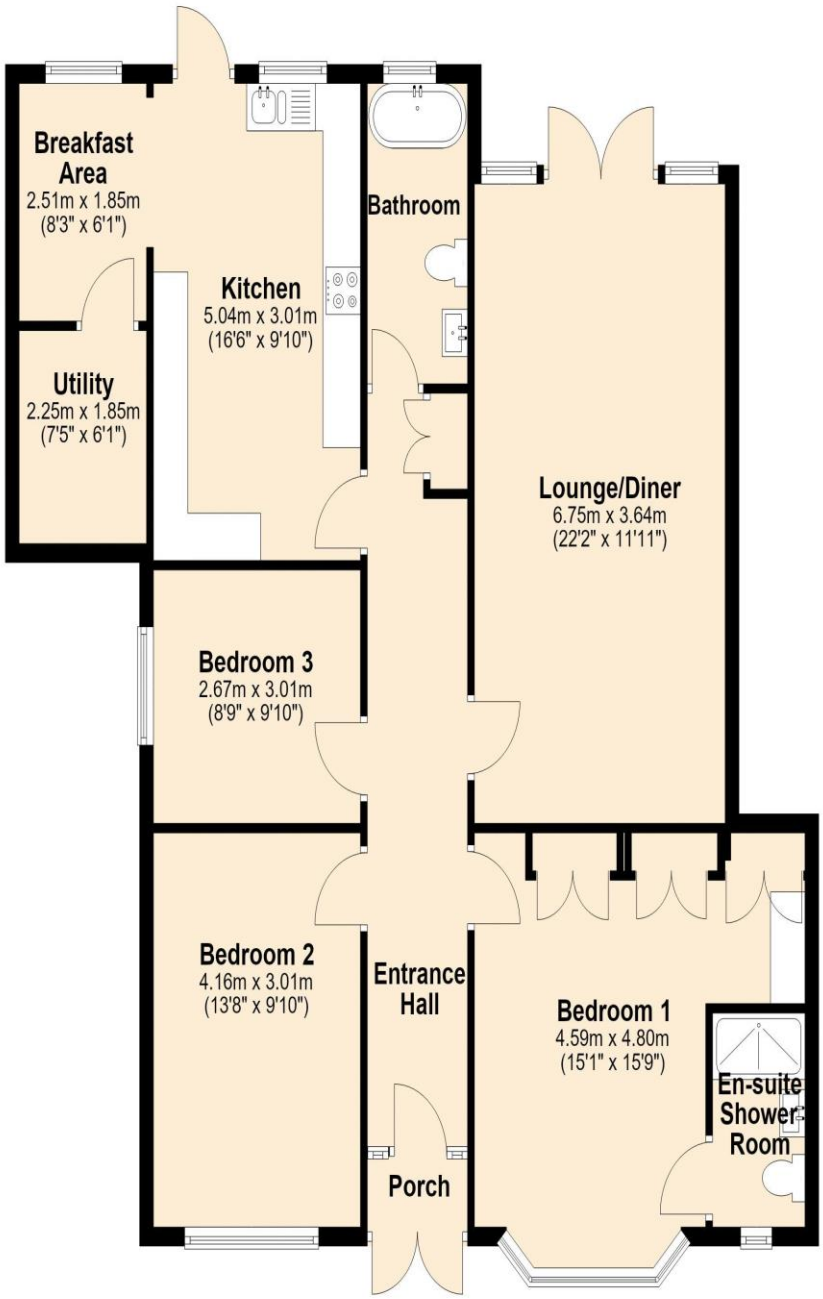


To arrange a viewing call:
020 8421 4847

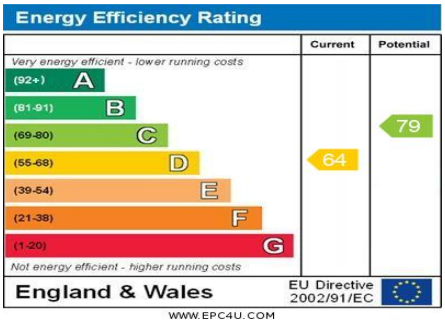
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Ground Floor

Approx. 111.0 sq. metres (1194.4 sq. feet)



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



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.