



  
**Andrew Pearce**  
PINNER

SEQUOIA PARK, HATCH END, PINNER, HA5 4DG

£850,000



**A bright and spacious three-bedroom detached family home, well-presented throughout with a light and spacious interior and located in a sought-after road close to amenities.**

This property has substantial scope to extend (STPP), giving someone the ideal opportunity to create the perfect family home.

The property comprises storm porch, spacious entrance hallway, double aspect living room with doors to the rear garden, guest cloak room, dining room, modern fitted kitchen with a range of wall and base units with contrasting worksurfaces, side door leading to a covered walking and a door to the detached garage which is plumbed for a washing machine/tumble dryer. The spacious first floor landing leads to three double bedroom and a family bathroom.

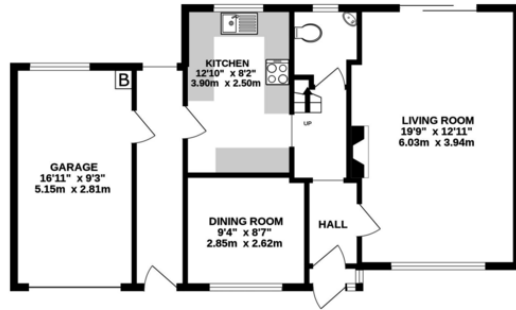
Outside the property has a substantial frontage with multiple car parking spaces and a seduded rear garden

Located on a peaceful family-friendly road just moments from Hatch End high street and a variety of shops, restaurants and coffee houses. There are excellent transport facilities in the area including the Overground services at Hatch End station, numerous local bus routes and the Metropolitan line at Pinner station just a short distance away. The area is well served by local primary and secondary schooling, children's parks and recreational facilities, perfect for the growing family.

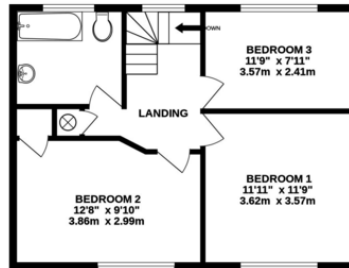


- Purpose built detached family home
- Potential for extension, STPP
- Very good condition
- Large front and rear gardens
- Desirable road
- Close to outstanding schools

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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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