



  
**Andrew Pearce**  
PINNER

SEQUOIA PARK, PINNER, MIDDLESEX HA5 4DG





Spacious Family Home with Exceptional Potential for Expansion – Chain Free Sale.

This bright and well-presented three-bedroom detached home offers a fantastic opportunity for buyers seeking a property with significant scope to extend (STPP) and transform it into their dream family residence. Situated in a highly sought-after location, this home boasts a spacious and light-filled interior and is just moments from local amenities.

The property a generous entrance hallway, a double-aspect living room with doors opening to the rear garden, a separate dining room, and a fitted kitchen with ample storage and contrasting work surfaces. A side door provides access to a covered walkway leading to the detached garage. A guest cloakroom completes the ground floor.

Upstairs, a spacious landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a substantial frontage with multiple parking spaces and a secluded rear garden, offering excellent potential for extension and enhancement.

Located on a peaceful, family-friendly road, this home is within walking distance of Hatch End High Street, where you'll find a variety of shops, restaurants, and coffee houses. The area benefits from excellent transport links, including the Overground services at Hatch End station, multiple bus routes, and the Metropolitan Line at Pinner station. It is also surrounded by outstanding primary and secondary schools, parks, and recreational facilities, making it perfect for a growing family.

Key Features:

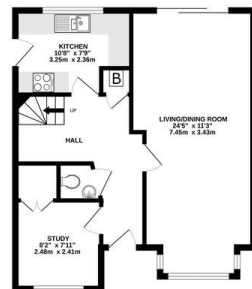
- ✓ Detached family home with potential to extend (STPP)
- ✓ Spacious and well-presented throughout
- ✓ Large front and rear gardens
- ✓ Sought-after residential road
- ✓ Close to outstanding schools and excellent transport links



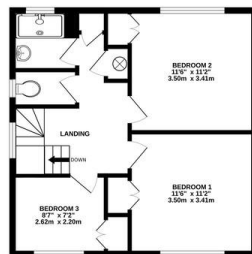
OUTBUILDING  
270 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR  
1204 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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