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ROBERTSON
PHILLIPS

Estate Agents



Sequoia Park, Hatch End

£725,000 Guide Price



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A well-proportioned, immaculately presented three-bedroom detached house situated in the sought-after Sequoia Park area (HA5), offering excellent potential for modernisation and extension (subject to the necessary planning permissions). The property benefits from a generous 60ft driveway, providing ample off-street parking for multiple vehicles, along with a detached garage to the side. Internally, the house is in good overall condition, having been well maintained, though it would now benefit from a programme of refurbishment to fully realise its potential. The accommodation currently comprises three bedrooms, spacious reception areas, and a functional kitchen layout, making it an ideal opportunity for families or investors looking to create a bespoke home. A key feature of this property is the significant scope to extend and reconfigure, allowing for substantial enlargement in line with neighbouring properties (STPP). The plot and layout lend themselves well to both rear and side extensions, offering the chance to dramatically increase living space and value. Located in a desirable residential area, Sequoia Park is well regarded for its quiet surroundings while remaining conveniently close to local amenities, schools, and transport links. This is a rare opportunity to acquire a detached home with strong fundamentals, generous parking, and outstanding potential for improvement and expansion.



Ground Floor

Hallway 2.60m (8'6") x 1.34m (4'5")

Stairs, door to:

Office 8' 1" x 7' 8" (2.46m x 2.34m)

Window to front, door to understairs storage.

WC 1.22m (4') x 1.05m (3'5") Located
understairs with small sink.

Boiler Cupboard 0.84m (2'9") x 0.70m (2'3")

Warm air system located in cupboard.

Kitchen 10' 3" x 7' 7" (3.12m x 2.31m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit, space for automatic washing machine, electric fan assisted double cooker, window to side, door to garden.

Lounge/Dining Room 21' 4" x 11' 7" (6.50m x 3.53m) Spacious Lounge/Diner with box window to front and sliding patio door opening onto garden.

First Floor

Landing 3.20m (10'6") x 1.87m (6'2") Window to side.



Bedroom 1 11' 4" x 11' 2" (3.45m x 3.40m)
Window to rear, built-in double wardrobe.

Bedroom 2 11' 4" x 10' 3" (3.45m x 3.12m)
Window to front, built-in double wardrobe.

Bedroom 3 8' 6" x 6' 11" (2.59m x 2.11m)
Window to front, currently used as a tv room.

Door to:
Storage 0.77m (2'6") x 0.55m (1'9")

WC 1.71m (5'7") x 0.76m (2'6")
Window to side, door to landing.

Shower Room 5' 7" x 4' 10" (1.70m x 1.47m)
Fitted with two piece suite, shower and wash hand basin with
tiled shower enclosure, folding glass screen and mixer tap,
window to rear and heated towel rail.

Rear Garden - 60ft x 40ft - Mainly laid to lawn with a patio
area and mature shrubs, Access to side and garage.

Font drive & Garden 60ft x 40ft - Mainly laid to lawn with
long driveway leading to garage, ample parking for multiple
vehicles.

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Facing: front faces west and rear faces east.

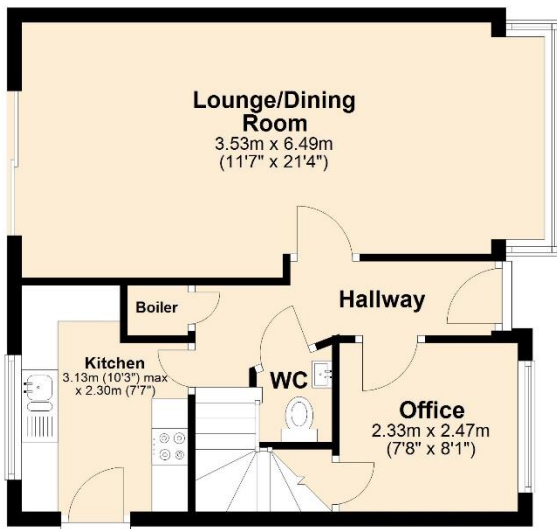


KEY FEATURES:

- Three Bedroom Detached Property
- Two Receptions
- Fitted Kitchen
- Office
- Through Lounge/Diner
- 60ft Rear Garden
- 60ft Front Drive
- Grimsdyke School Catchment
- No Onward Chain
- Potential to Extend STPP.

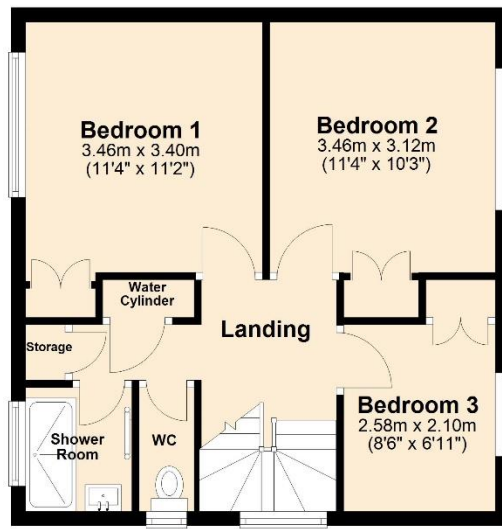
Ground Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



First Floor

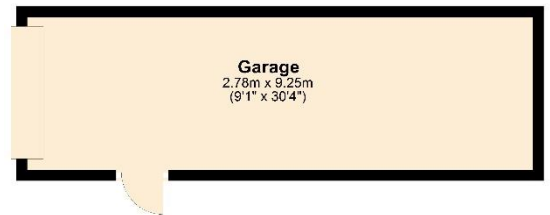
Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 sq. feet)

Ground Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



Total area: approx. 25.7 sq. metres (276.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.