



75 Pasture Road, Wembley, HA0 3JW

A rare opportunity to acquire a substantial three-bedroom, semi-detached Mock-Tudor residence on the prestigious Sudbury Court Estate. Offered with no upper chain, this property is a quintessential project for those looking to create a bespoke family home in one of the area's most sought-after residential pockets.

Positioned on a quiet, tree-lined road, this home retains its classic architectural charm but now awaits a comprehensive internal reimagining. The ground floor currently offers a traditional layout, presenting a "clean slate" for a modern, open-plan extension to the rear and side (STPP), mirrored by the expansive rear garden that many neighbouring properties have already successfully utilised.

The exterior features a private driveway leading to a detached garage—a significant asset providing both security and further development footprint.

The property is situated within the immediate catchment for the highly regarded East Lane Primary and Wembley Technology High Schools.

Commuters are exceptionally well-catered for: North Wembley Station is a short walk away, providing direct access

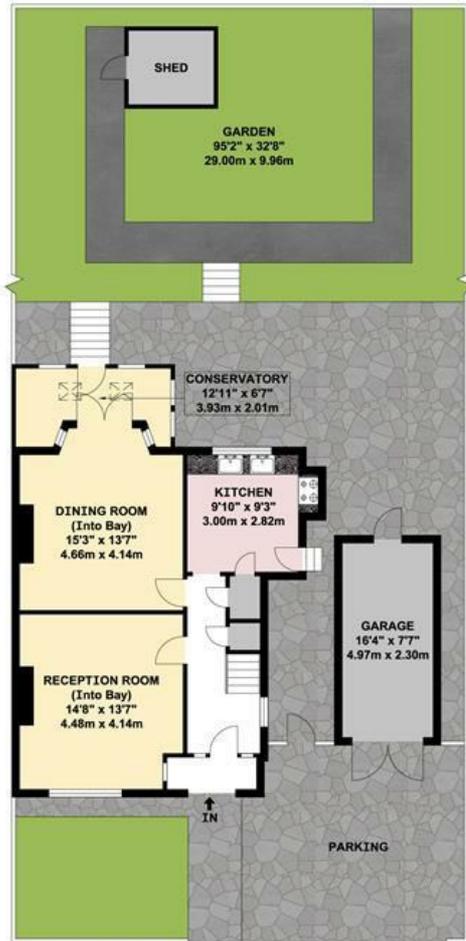
- **Architectural Character:** Distinctive Mock-Tudor semi-detached.
- **Development Potential:** Substantial side and rear extension possibilities (STPP).
- **Premier Schools:** Catchment for East Lane & Wembley Tech.
- **No Chain:** Streamlined sale process for immediate commencement of works.
- **External Space:** Private driveway, garage, and generous rear lawn.

Offers In Excess Of £625,000

PASTURE ROAD
WEMBLEY HA0



--- RESTRICTED HEAD HEIGHT



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1188.12 SQ. FT / 110.38 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1255.93 SQ. FT / 116.68 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	83
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) 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 & Wales	EU Directive 2002/91/EC