




Andrew Pearce
PINNER

PASTURE ROAD, WEMBLEY, HA0 3JL **£825,000**



Andrew Pearce are delighted to bring to the market this stunning extended semi-detached family home situated in the ever-popular Sudbury Court Estate. The property sits on the largest plot on the road, meaning a garden measuring circa 90ft in length and an additional 30ft+ to the side of the property, offering massive scope for extension and development potential STTP.

Upon walking up the paved garden path, you are greeted with an entrance porch and a spacious landing/hall, which leads through to two reception rooms and the kitchen. The first reception room enjoys a front aspect bay window, looking out on to the large front garden and the second reception room features French doors leading out on to the back garden patio.

Moving into the kitchen you are met with a range of fitted units and a central island/breakfast bar. Just off the kitchen is the extended dining room with enough room for a large family dining table. On the other side of the kitchen is the side extension which includes a foyer/reception room, wet room and bedroom-cum-storage room. This area could be used as a granny annexe.

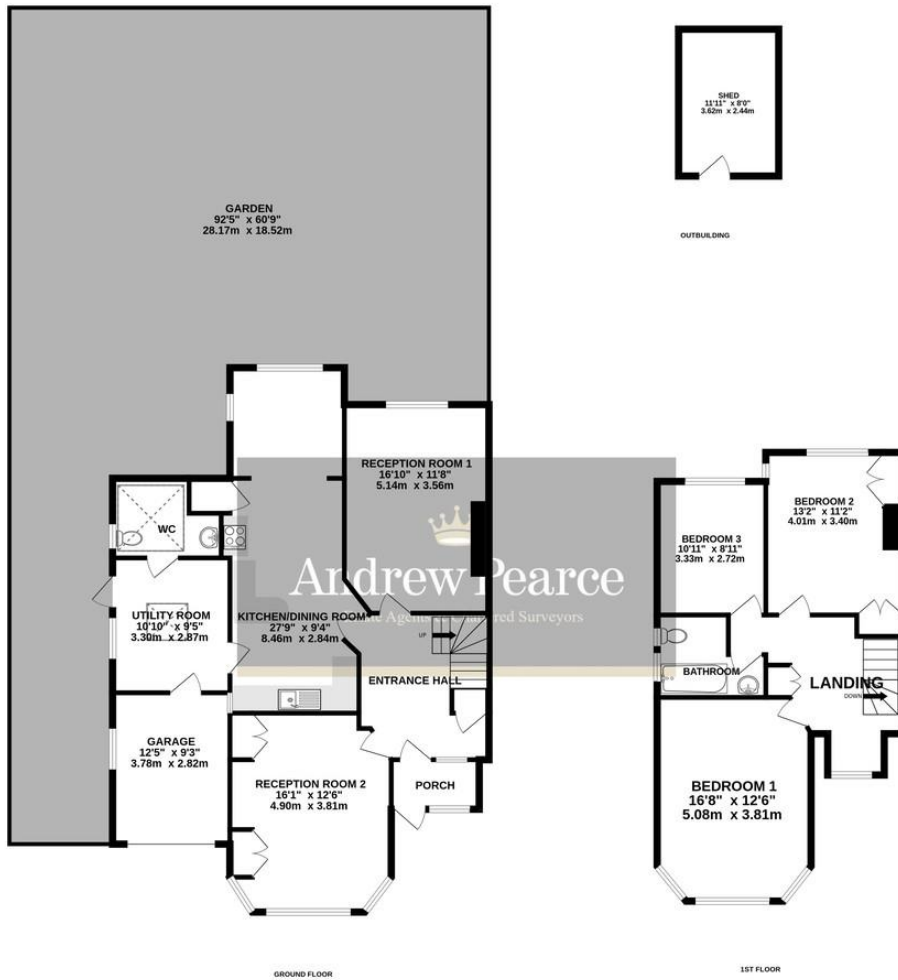
Moving upstairs, you are once again greeted with a very spacious landing hall leading through to three bedrooms and the family bathroom. The master bedroom benefits from a front aspect bay window which floods the room with natural light, it also features fitted wardrobes and boasts dimensions of 16'8" x 12'6". The second bedroom is also of a generous size and enjoys stunning views of the back garden and Sudbury Court Fields behind. Another double bedroom and a 'three piece', tiled bathroom complete the upstairs accommodation.

The front of the property lies a mature lawned garden, access to the garage and a drive large enough to fit two cars. Moving round, you have the aforementioned side plot, which currently is a large patio area, great for entertaining in the summer and a small garden shed. But looking to the future, this space offers truly huge scope for extension and development, subject to planning permission.

The rear garden is the party piece, measuring circa 90ft in length and 60ft in width. It is laid to lawn with concrete paths running down each side. But the charm of this plot is that it lies on an old orchard and as such, is home to a variety of fruit-bearing trees, figs, apples, cherries, pears, you name it!

The property is offered for sale 'Chain Free'.





Andrew Pearce
Agents & Chartered Surveyors

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TOTAL FLOOR AREA : 1894sq.ft. (176.0 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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