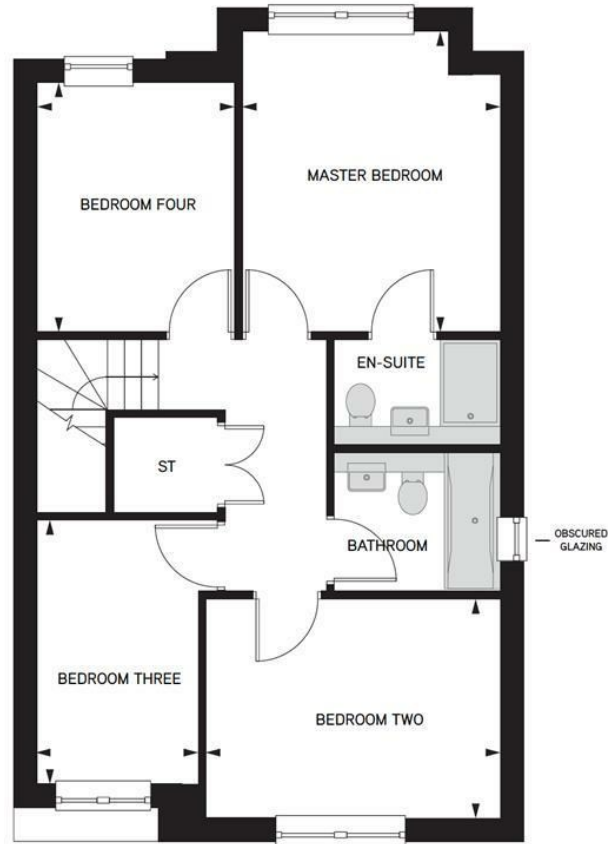


Ground Floor

LOUNGE	4215	x	3420
KITCHEN/DINING/LIVING	6150	x	6895*

* Maximum dimension
 ▶ Points at which dimensions taken



First Floor

MASTER BEDROOM	3993*	x	3450
BEDROOM TWO	3915	x	2925
BEDROOM THREE	3515	x	2160
BEDROOM FOUR	3315	x	2400



Horns Road, Barkingside
 Guide Price £765,000 Freehold
 4 Bed House



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



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 236 Hoe Street
 E17 3AY
 0203 397 9797
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→ E11 Office
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 The Avenue, E4 9LE
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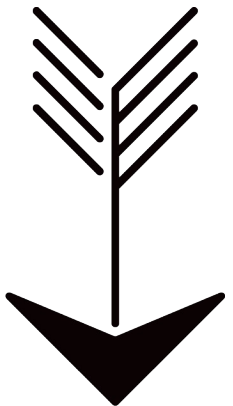


Features

- Stunning boutique development of six contemporary houses
- Detached four bedroom house
- Meticulously designed with a high specification throughout
- Landscaped front garden, turfed rear garden
- Off street parking
- 0.3 miles to Barkingside tube station (Central Line)
- 10 year build warranty



COMING SOON, REGISTER YOUR INTEREST. This fabulous four bedroom new house is the only detached property in this high spec development of just six houses in Barkingside. The property comes with its own front and rear gardens and an off-street parking space, and is located a mere five minute walk from Barkingside tube station, which has Central Line trains to the City and West End, and ten min from the wide range of shops and services on the high street.

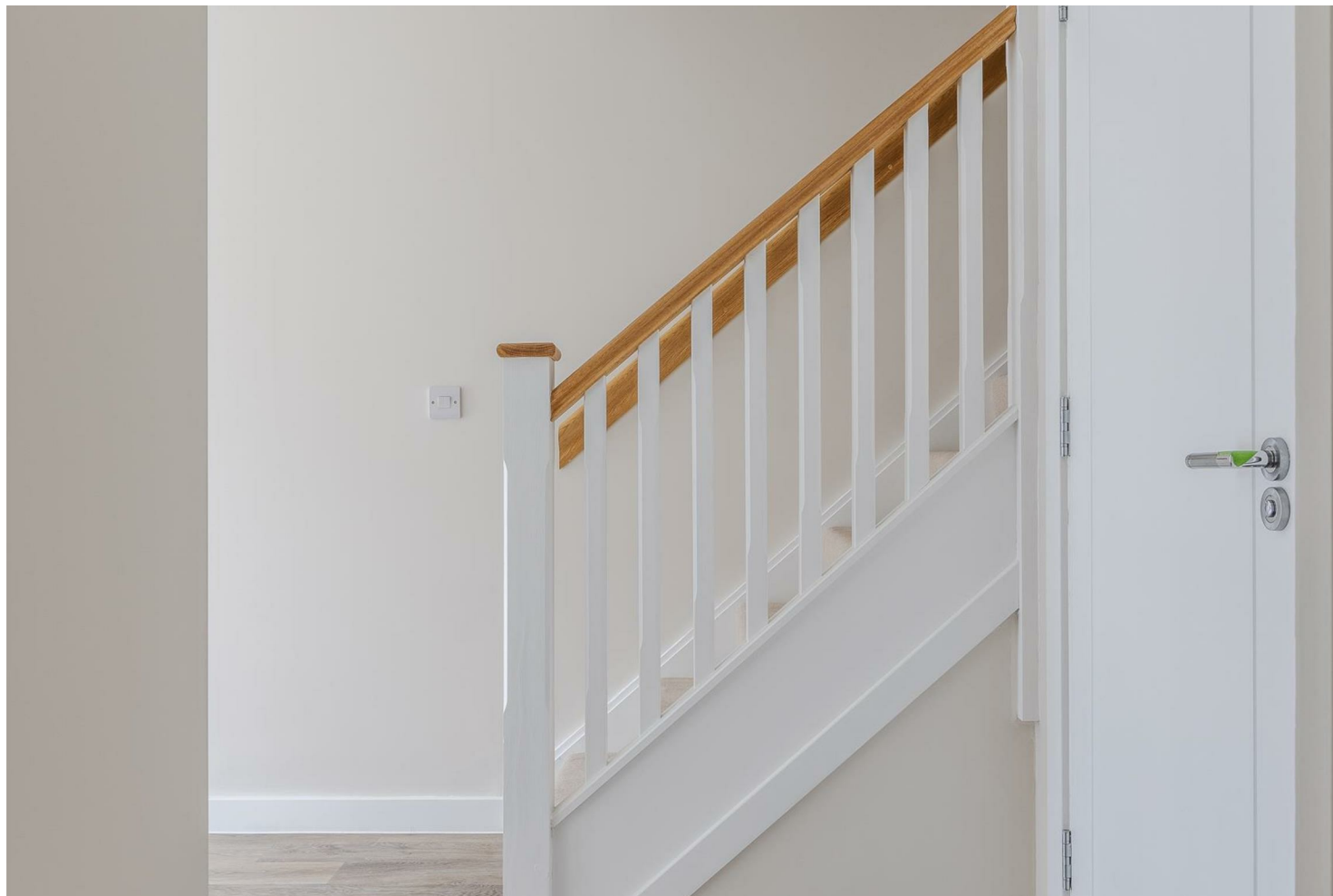


WHAT ELSE?

It's a mere five minute walk to Barkingside station. this is on the Central Line, with fast direct journeys to the East London shopping, leisure and transport hub at Stratford (18 minutes) as well as the City (Liverpool Street 27 minutes), the west end (Oxford Circus 37 minutes) and beyond.

There's a wide range of local shops and amenities along the high street, a ten minute walk from your door.

The nearby Fairlop Waters Country Park has a network of accessible pathways and range of facilities including a 38 acre watersports and fishing lake, a golf course, and a waterside bar and restaurant. There's also a large climbing facility and a play area for young children.





➤ This 1,314 square foot modern home is ideally suited to modern living. Set apart from the other five houses in this boutique development, this unique new home has been designed and built with contemporary lifestyles in mind. The ground floor has two large living spaces, a spacious open plan kitchen/diner, and a large living room.

The hub of this home is the large kitchen/diner at the rear of the property. Extending to over 22 ft, there's ample space for a large dining table and a lounge area in addition to the well-equipped kitchen. The kitchen has been designed with both form and function to the forefront, and is an efficient and stylish space that combines cutting-edge design with practicality. Fitted wall and floor cabinets provide ample storage and worktop space, and house discreet integrated appliances. Full height glazed double doors open onto the paved garden terrace, providing a continuous indoor/outdoor space that's excellent for relaxing and entertaining.

The front living room is a quiet retreat with plenty of space for sofas and excellent natural light from a large four-panel window. The ground floor is also home to a WC and two full height built-in storage cupboards.

Upstairs there are four bedrooms and two bathrooms. The main bedroom is a true haven, with a large picture window and a luxurious en suite shower room. The second bedroom, also a double, is conveniently adjacent to the main bathroom. The third bedroom can accommodate a double bed, whilst the fourth bedroom is ideally suited for use as a child's or guest room, or as a workspace.

Outside, the off-street parking space is located adjacent to the attractive planted bed in the landscaped front garden. The rear garden is a secluded space with a large paved terrace and a turfed lawn.

This new build development is characterised by considered design and high quality materials, fixtures and fittings, as detailed in the specification list below.

