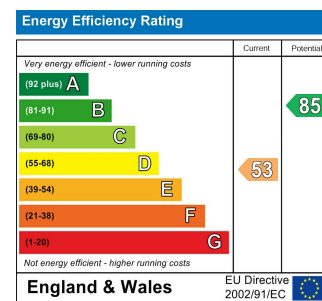
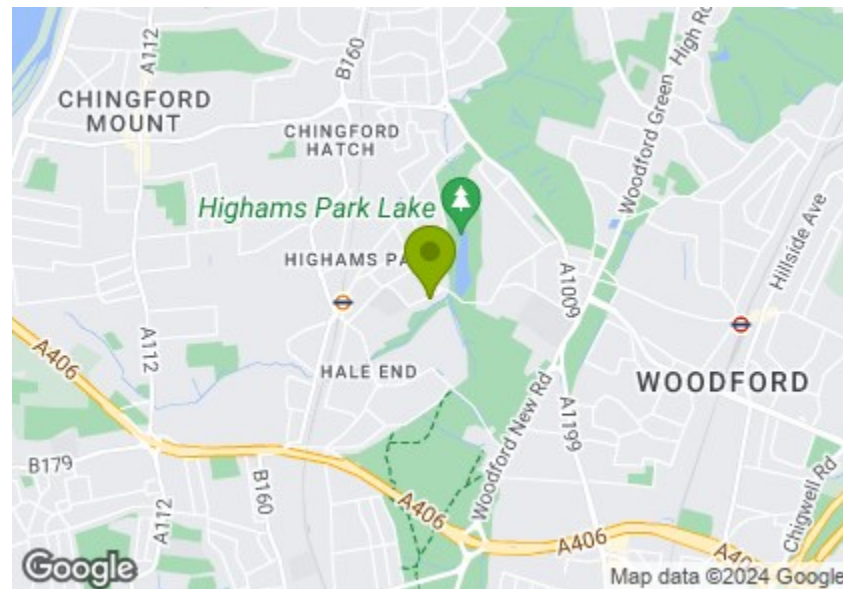




Total Area (Excluding Loft Room & Garage): 122.1 m² ... 1314 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GORDON AVENUE, HIGHAMS PARK

Offers In Excess Of £1,100,000 Freehold

3 Bed House - Detached



Features:

- Three Bedroom House
- Detached 1920's House
- Moments from Highams Park
- Potential To Extend (STPP)
- Approx. 1314 Square Foot
- Short Walk to Highams Park Station
- Large Detached Garage
- Carriage Driveway and Side Access
- Circa 100 Foot Rear Garden
- Downstairs WC

A flawlessly appointed, designer dream of a three double bedroom detached home with large garage, oversized wraparound driveway and epic south-facing garden. Behind the vintage facade you have 1300 square feet of expertly curated living space.

Sitting on a tree-lined street just moments from the gorgeous green environs of Highams Park, you're nonetheless just a seven minute stroll from the superb amenities and transport connections of Highams Park station.

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0203 397 2222

E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

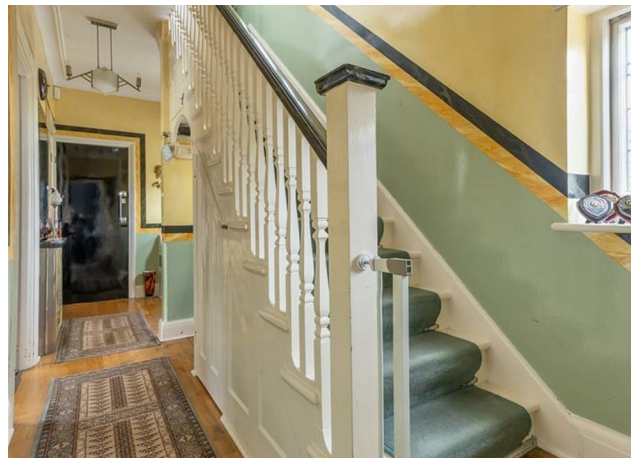
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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IF YOU LIVED HERE

You'll be luxuriating in a wealth of living space, every inch elegantly finished with love and precision. Your 275 square foot lounge will be your first port of call - a dual aspect, sublimely refined space with a bow window to the fore and stone blue walls. A vintage fireplace plus ceiling moulding highlight the building's fine 1920s heritage. French doors to the rear mean you can open the space up to the outside (more of that later). It all adds up to an impressive hosting space, but the best is yet to come.

Pad past that sumptuous sage green and yellow colour palette in the hallway and on into your dual aspect kitchen/diner for beautiful Swallows by Sanderson wallpaper at every turn. Coming in at a grand total of 340 square feet, the dining area's home to Art Deco flourishes, a brass tower radiator and incredible garden views. A chef's island effortlessly zones a kitchen space replete with gleaming curved cream cabinets, integrated appliances and original stained glass across seven paned windows.

Open the kitchen door (one of three access points) for your 100 foot, breathtaking south-east-facing private garden. Out here you've a timber sun deck leading down to the lushest of lawns flanked by impeccable beds - all as delectably realised as the interior and endlessly expansive. Your 395 square foot

garage sits to the westerly side, so you can step straight into your garden after parking up. Or develop this space to suit the needs of you and yours.

Back inside and the ground floor's completed by storage in the hallway and a stately WC. Upstairs, your dual aspect principal bedroom's 230 square feet with another bow window, on-trend black timber floorboards and tranquil leafy views. Bedrooms two and three are also doubles with a lush green view apiece. Lastly, your family bathroom's another designer affair with a separate shower cubicle and tub plus a segmented WC. Lime green flooring and large hand painted tiles work together to fine effect.

WHAT ELSE?

- You have a fine choice of superb local schools, with four Ofsted rated 'Outstanding' primary/secondaries less than a mile away on foot, including Oak Hill Primary, just eight minutes' walk from your new front door.
- With the loft space so far undeveloped you can potentially extend upwards, possibly adding a whole new storey as some of your neighbours have done (subject to the usual permissions).
- Highams Park station is a nine minute stroll away for twenty three minute direct runs to Liverpool Street. Walthamstow Central is just two stops and five minutes down for a quick swap to the Victoria Line and speedy runs to the West End.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop in to Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL

E4 BRANCH MANAGER

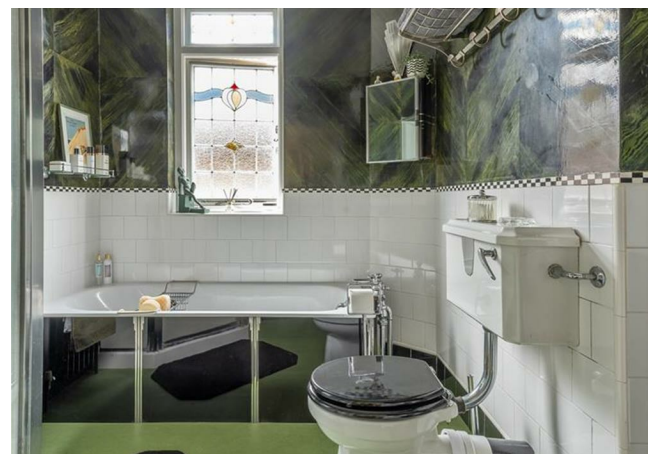
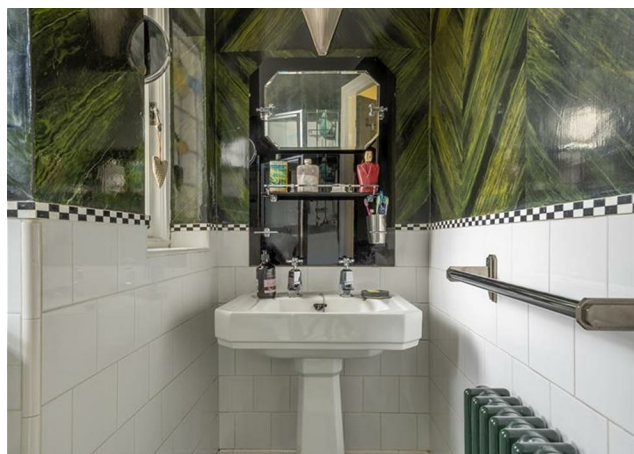
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Garden
97'9" x 51'10"

Garage
13'4" x 29'2"

Reception Room
14'1" x 19'6"

Kitchen/ Dining Room
23'4" x 14'7"

WC

Bedroom
14'1" x 16'10"

Bedroom
9'11" x 12'1"

Bedroom
13'1" x 7'9"

Bathroom
7'2" x 10'2"

Loft Room
8'3" x 8'4"

Eaves Storage
8'2" x 14'8"



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