

## GORDON AVENUE, HIGHAMS PARK Offers In Excess Of £900,000 Freehold 4 Bed House - Semi-Detached



### Features:

- Four Bedroom House
- Semi Detached
- Moments from Highams Park Lake and Epping Forest
- Downstairs WC
- Approx 1405 Square Foot
- Private Driveway
- Short Walk to Highams Park Station
- Large Outbuilding
- Circa 50 Foot Rear Garden

A covetably camera-ready four bedroom semi-detached, finished to a high standard across all three storeys, landscaped garden and substantial outbuilding, ideal for further purposes. Natural space and transport links alike are within easy reach.

Barely a moment's walk from your new front door, the rolling greenery of Highams Park is the signature landmark of your new neighbourhood. Great for morning jogs or evening strolls, and with spectacular views across London, as well as home to famous Highams Park Lake, it's a life changing spot to have on your doorstep.

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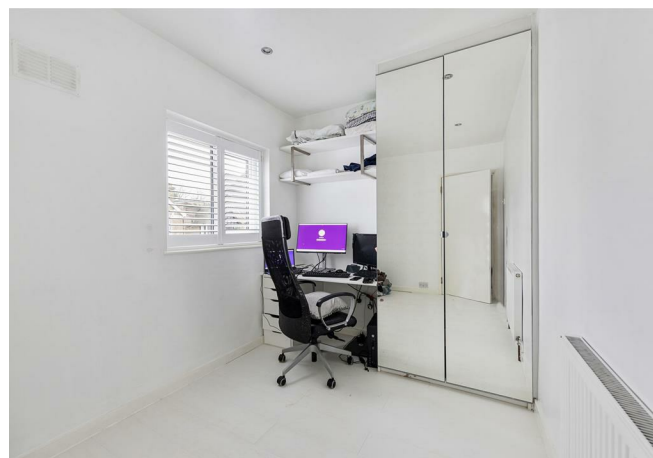
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#### IF YOU LIVED HERE...

You'll have a whole host of artfully executed highlights to delight in on a daily basis. Stroll up your generous front garden and your bay windowed first reception is a fine introduction; a striking statement wall of smoky letterbox tiling grabs the eye, while rich dark hardwood runs underfoot. Further along your lengthy introductory hallway you'll find a sleek and chic cloakroom.

To the rear, your gloriously bright and spacious kitchen, lounge and conservatory combo is the undisputed heart of your new home. There's more of that rich dark hardwood underfoot, a striking vintage mantel taking centre stage and a charming breakfast bar zines the kitchen, all sharply attired in seamless white cabinets, home to high end integrated appliances, including a wine fridge, and topped with glossy black counters.

Your open plan conservatory combines with a pair of patio doors to flood the space with natural light, also providing widescreen views of your garden. It's quite a garden too; with a sunken patio ascending to a generous expanse of Trulawn, leading in turn to a further elevated deck, overhung by mature greenery and home to a handy shed. Back inside and the sleeping arrangements begin on the first floor with a trio of double bedrooms, ranging from eighty to 140 square feet.

Your rearmost sleeper features a smartly finished en suite shower room, a lifesaver on busy mornings, while your family bathroom sits off the hall, a sleek and splendid creation in pristine white with a vessel sink. Upstairs again, and your loft suite features the principal bedroom of over 200 square feet, with striking royal blue accents, artfully integrated storage and an en suite wetroom finished in smoky grey from top to toe.

#### WHAT ELSE?

- Highams Park station is just a half mile on foot for direct, twenty three minute runs to Liverpool Street, putting the City around a half hour away door to door. Alternatively, ride two stops for Walthamstow Central and the Victoria line.
- Local schools are both excellent and plentiful, with four 'Outstanding' and eleven 'Good' primary/secondaries all within a twenty minute walk.
- Your dual aspect outbuilding comes in at around 200 square feet, and brims with potential for use as a home office or guest accommodation.



#### A WORD FROM THE OWNER ...

"I've resided in various locations throughout London, but Highams Park stands out as the place where I truly feel at home. It exudes a charming village atmosphere with its quaint and picturesque surroundings, while also providing the convenience of being just 22 minutes away from the vibrant buzz of everything London has to offer!"

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**Reception Room**  
11'11" x 11'8"

**Shower Room**

**WC**

**Bathroom**

**Kitchen / Reception Room**  
20'2" x 16'4"

**Bedroom**  
19'2" x 12'9"

**Conservatory**  
9'5" x 9'2"

**Ensuite**

**Bedroom**  
11'10" x 11'9"

**Garden**  
49'2"

**Bedroom**  
10'9" x 7'4"

**Shed**  
7'10" x 7'10"

**Bedroom**  
10'9" x 9'4"

**Outbuilding**  
15'10" x 12'3"



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