

## GORDON AVENUE, HIGHAMS PARK

### Offers In Excess Of £1,150,000 Freehold

### 5 Bed House - Semi-Detached



#### Features:

- Five Bedroom House
- Semi Detached Victorian
- Moments from Highams Park
- Potential To Extend (STPP)
- Approx 1800 Square Foot
- Side Access
- Short Walk to Highams Park Station
- Arranged Over Three Floors
- Circa 75 Foot Rear Garden
- Sought After Location

An impressively substantial and sumptuous five bedroom Victorian semi detached, arranged over three elegantly appointed floors, plus generous private gardens. It all backs onto the River Ching, and you're just moments from Highams Park.

Enviably located just a few steps from the famous Highams Park Lake and its city-escaping rolling greenery, you're nonetheless a mere ten minutes on foot from Highams Park station.

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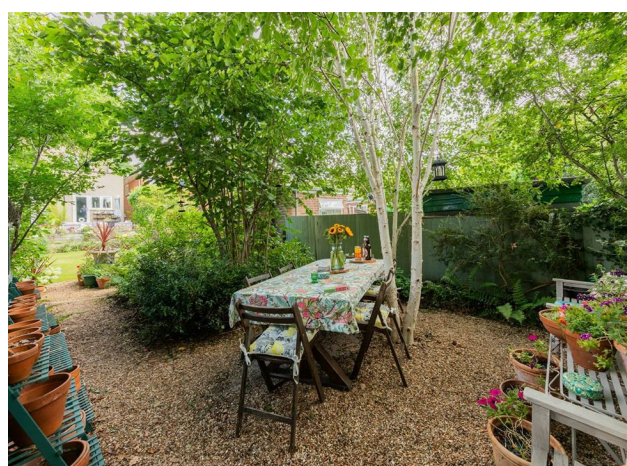
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IF YOU LIVED HERE...

You'll be stretching out in the kind of vintage Victorian villa we hardly ever see, with 1800 square feet of space over three impeccable storeys, plus large gardens front and back. Step inside for a welcoming wealth of sociable space. Your first reception, on the left, is a handsome 170 square feet, featuring plenty of natural light, the high ceilings of the period and a whole host of vintage features including a striking hearth and mantel.

Straight ahead now for a pair of still more impressive spaces. On the right there's a second reception, finished in stately forest green up to the picture rail and with strong statement wallpaper either side of the chimney breast. A floor to ceiling French window set frames views of the garden. Next door, your 280 square foot kitchen/diner sits impressively below a large skylight, with smoky grey walls, bespoke dark charcoal cabinets and timber worktops. You can enter your garden from here, too.

Coming in at around seventy five feet in length, and backing onto nothing but the River Ching and allotments beyond, your private garden is a superbly secluded spot, with an elevated patio giving way to a lush length of lawn stretching away between thriving foliage, before ending in a sheltered seating area and shed. Splendid. Upstairs now, where your principal bedroom's an impressive 170 square feet, elegantly appointed with bistro shutters and a vintage hearth. Bedroom two to the rear is just as generous, with sliding patio doors looking out over the kitchen skylight and roof terrace.

Your first floor's completed by another generous double sleeper, spare WC and the family bathroom - a gorgeous affair in floor to ceiling metro tiles with walk-in rainfall shower cubicle. Upstairs again, for your artfully arranged, skylit fourth bedroom, featuring a handy study nook plus a wealth of storage. Bedroom five is to the rear, a tranquil double with elevated views over your garden and beyond. It's all completed by an en suite shower room, naturally bright and pristine in white.

WHAT ELSE?

- As noted, it's just ten minutes' walk to Highams Park station, for regular, direct twenty three minute runs to Liverpool Street. Heading to the West End? Walthamstow Central is just two stops and five minutes away for a quick hop to the Victoria line.
- There are four primary schools deemed 'Outstanding' by Ofsted all less than a mile from your new front door. The much-loved Oakhill Primary is an easy eight minute stroll around the corner.
- You've a growing number of local attractions on your doorstep. Just past the station you'll find the Stag & Lantern micropub and the Vino Tap wine shop. Alternatively, the sumptuous Royal Oak gastropub and guesthouse is half a mile on foot for a fine range of real ales in inviting surroundings.



A WORD FROM THE OWNER...

"When originally looking to move many years ago, our criteria was to find somewhere that had a countryside feel about it but also allowed us to be in the centre of London in no time at all...a tough criteria to fulfil but Highams Park ticks both boxes! The area has an amazing community spirit as well as a wonderful park and lake where you can sit whilst watching the wildlife. There are lots of nature trails on your doorstep that can take you miles into Epping Forest. When you want a piece of city life you can be in the centre of London within 40 minutes or be in the trendy area of Shoreditch in even less time! In the time that we've been here we've carried out a lot of work on the house bringing the period features back to life whilst still maintaining a contemporary edge. The rooms are spacious, with Victorian high ceilings and sunshine steaming in throughout the day. We are very much outdoor people, so the gardens are our pleasure and we've worked to create spaces that have a traditional English country garden feel to them, whilst still being low work to maintain. You'll be able to sit by the stream at the bottom of the garden for morning coffee, listen to the birds singing and finish off with a drink or two on the patio area that is sun drenched all day."

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**Reception Room**

13'9" x 12'1"

**Kitchen / Diner**

27'10" x 10'4"

**Reception Room**

15'5" x 10'4"

**Bedroom**

13'9" x 12'1"

**WC**

**Bedroom**

11'6" x 10'4"

**Bedroom**

15'5" x 10'4"

**Shower Room**

7'0" x 5'4"

**Bedroom / Study**

18'1" x 16'9"

**Ensuite**

6'0" x 5'5"

**Bedroom**

15'11" x 11'6"

**Garden**

75'5"



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