



Sandra Davidson are privileged to offer an extremely rare opportunity to acquire a spectacular family home on a substantial plot situated in the prestigious Warner Estate. This immaculately presented, semi detached property offers it's own splendour of features and good size accommodation. The property benefits from a large entrance hall giving a warm ambiance, three reception rooms, four bedrooms, kitchen/diner, family bathroom, outbuilding, detached garage and cellar. The property is situated within the Highams Park School catchment area with easy access to Woodford County High School, Woodford Central Line station and Highams Park Overground.

This prestigious property has further scope to extend and can only be appreciated by an internal inspection and comprises:-





### ENTRANCE

Solid wood door to entrance hall and original stained glass window above, with wood flooring, radiator with ornate cover over, further contemporary style radiator, double glazed window to flank, spotlights inset in ceiling, carpeted stairs to first floor, storage cupboard with access to cellar.

### LIVING ROOM 4.890m into bay window x 3.724m into alcove (16'1" into bay window x 12'2" into alcove)

Double glazed bay window to front with radiator under, fitted carpet, picture rail and coving, spotlights inset in ceiling, further window to flank, alarm sensor, smoke alarm.

### SITTING ROOM 4.852m into alcove x 3.540m (15'11" into alcove x 11'7")

Two double glazed windows to front with radiator under, fitted carpet, coving, spotlights inset in ceiling, smoke alarm, t.v aerial.

### LOUNGE AREA 5.410m x 3.378m (17'9" x 11'1")

Wood flooring, large radiator, coving, spotlights inset in ceiling.

### DINING AREA 3.340m x 3.151m (10'11" x 10'4")

Double glazed sliding patio doors to rear, vinyl floor tiles, fitted wall and base storage units, spotlights inset in ceiling, breakfast bar with radiator under.

### KITCHEN AREA 4.544m x 3.333m (14'11" x 10'11")

Fitted wall and base units, work surface, double bowl sink unit with chrome plated mixer tap, tiled splash back, integrated five ring burner gas hob with extractor hood over, integrated fridge and freezer, integrated double oven, integrated dishwasher, double glazed windows to rear, vinyl floor tiles, t.v aerial, spotlights inset in ceiling.

### GROUND FLOOR WC 1.696m x 0.847m (5'7" x 2'9")

Low level w.c, opaque window to rear, fitted hand wash basin, fitted mirror, spotlights inset in ceiling, wood flooring.

### UTILITY ROOM 2.842m x 1.553m (9'4" x 5'1")

Tiled flooring, partly glazed wooden door to flank, double glazed windows to rear and flank, work surface, plumbing for washing machine, door to lobby/kitchen.

### CELLAR 8.245m x 7.672m (27'1" x 25'2")

Power and lighting.

### FIRST FLOOR SPLIT LEVEL LANDING

Double glazed window to rear, fitted carpet, spotlights inset ceiling, access to loft space, built-in airing cupboard housing hot water cylinder and shelving, smoke alarm, alarm sensor.

### MASTER BEDROOM 4.883m into alcove x 3.543m (16'0" into alcove x 11'7")

Double glazed window to front with fitted roller blind, fitted wardrobes to one wall, further built-in wardrobes to alcoves, fitted carpet, radiator, period picture rail and coving.

### BEDROOM TWO 4.923m into bay window x 3.731m into alcove (16'2" into bay window x 12'3" into alcove)

Double glazed bay window to front with radiator under, fitted carpet, further double glazed window to flank with Roman blind, spotlights inset in ceiling, coving, t.v aerial point.

### BEDROOM THREE 3.399m x 2.634m (11'2" x 8'8")

Double glazed window to rear with venetian blind, radiator with ornate cover, fitted carpet, coving, spotlights inset in ceiling, t.v aerial point.

### BEDROOM FOUR 3.377m x 2.037m (11'1" x 6'8")

Double glazed window to flank with fitted Roman blind, fitted carpet, coving, spotlights inset in ceiling, radiator, fitted wardrobes, further free standing wardrobe.

### FAMILY BATHROOM 2.688m at widest point x 2.342m at longest point (8'10" at widest point x 7'8" at longest point)

White suite comprising panelled bath with chrome mixer tap and shower attachment, low level w.c, pedestal wash hand basin, double glazed opaque window to rear with fitted roller blind, fully enclosed walk-in shower cubicle with wall mounted shower and thermostatic valve, spotlights inset in ceiling, radiator, fitted mirror, fully tiled walls.

### OUTBUILDING

Partly glazed door with double glazed windows to rear and flank.

### LIVING AREA 6.183m at longest point x 4.232m at widest (20'3" at longest point x 13'11" at widest)

Wooden flooring and electric heating, sink unit with tiled splash-back.

### SHOWER ROOM 1.618m x 1.618m (5'4" x 5'4")

Fully tiled walls, fully enclosed shower cubicle, extractor fan, low level w.c, wash hand basin inset in vanity unit.

### DETACHED GARAGE 7.345m x 2.721m (24'1" x 8'11")

Reached via own driveway with up and over door, power and lighting, windows to flank and partly glazed wooden door.

### EXTERIOR

The rear garden is approximately 80' with raised patio area and steps down to further patio area. Additional steps to lawn area, mature trees and shrubs, timber storage shed on concrete base, backing on to Highams Park with gate giving direct access to park, security lighting.



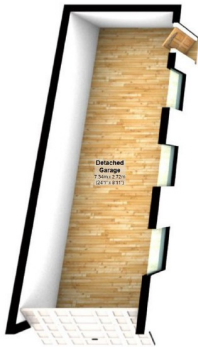
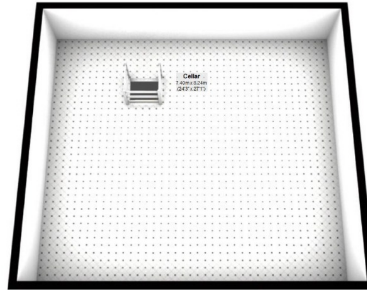




**Ground Floor**  
Approx. 352.4 sq. metres (3505.5 sq. ft)



**Cellar**  
Approx. 81.4 sq. metres (867.4 sq. ft)



**First Floor**  
Approx. 67.0 sq. metres (719.0 sq. ft)



Total area: approx. 269.0 sq. metres (2883.4 sq. ft)

This plan is for illustrative purposes only and may not be representative of the property. It is subject to the actual measurements and details shown on the title deeds and any other relevant documents.