Birchills
Estate Agents

Birchills Estate Agents
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Gordon Road, London E11 2RA

Offers in excess of £860,000

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS AMAZING HOUSE !

Birchills Estate Agents are very pleased to offer the sales market this fantastic Chain Free Victorian 4 bedroom home, within close walking distance to Wanstead & Snaresbrook Tube Stations.

The ground floor boasts a beautiful living room, vast luxury kitchen with family dining, that leads out to a very private decked garden.

The first floor of this lovely home offers 2 double bedrooms, single bedroom and a family bathroom.

The second floor offers a further double bedroom benefiting an en-suite shower room, and a Juliette balcony with beautiful skyline views over Wanstead's roof tops !

There is also more than enough resident permit on street parking to the front.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to sell very quickly.

Kitchen + Family Dining
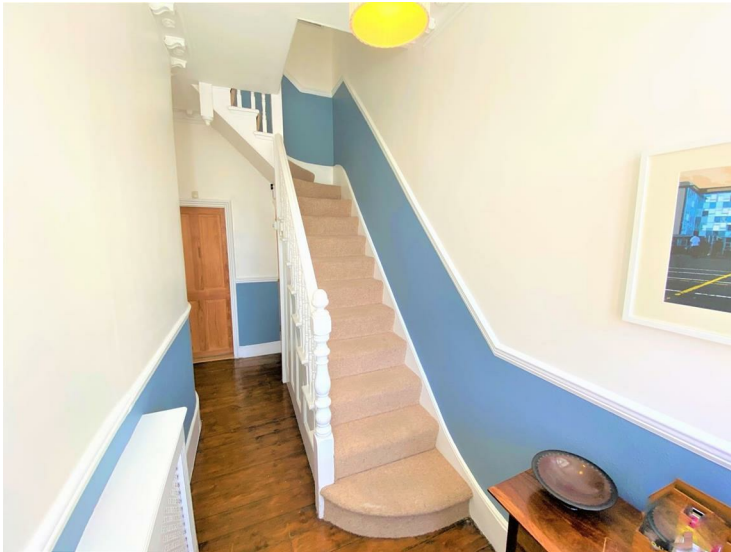### 19'2" x 10'2" (5.86 x 3.11)

Kitchen

Dining

Entrance Hall
14'7" x 7'4" (4.47 x 2.24)

Double Bedroom + En-Suite
18'8" x 17'6" (5.71 x 5.34)

En-Suite Shower Room

Juliette Balcony

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Roof Top Views

Fireplace

Family Bathroom
242 x 231 (73.76m x 70.41m)

Double Bedroom
11'1" x 11'1" (3.4 x 3.4)

Living Room
18'11" x 13'7" (5.77 x 4.15)

Double Bedroom
15'3" x 12'2" (4.65 x 3.73)

1st Floor Landing
8'3" x 6'9" (2.52 x 2.07)

Single Bedroom
9'0" x 6'7" (2.76 x 2.01)
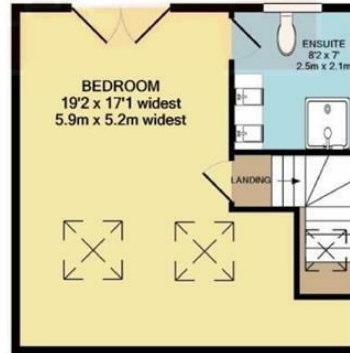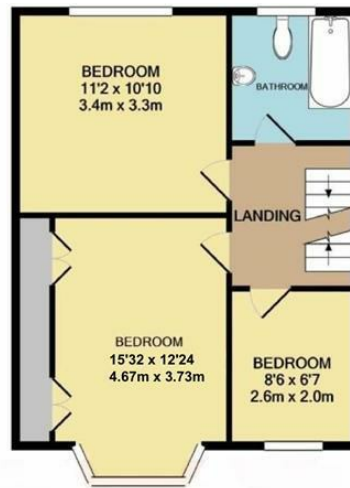
KITCHEN/DINER
19' x 9'10
5.8m x 3.0m

RECEPTION ROOM
15'9 x 13'5
4.8m x 4.1m

HALLWAY

BEDROOM
11'2 x 10'10
3.4m x 3.3m

BATHROOM

LANDING

BEDROOM
15'32 x 12'24
4.67m x 3.73m

BEDROOM
8'6 x 6'7
2.6m x 2.0m

BEDROOM
19'2 x 17'1 widest
5.9m x 5.2m widest

ENSUITE
8'2 x 7'
2.5m x 2.1m

LANDING

2ND FLOOR
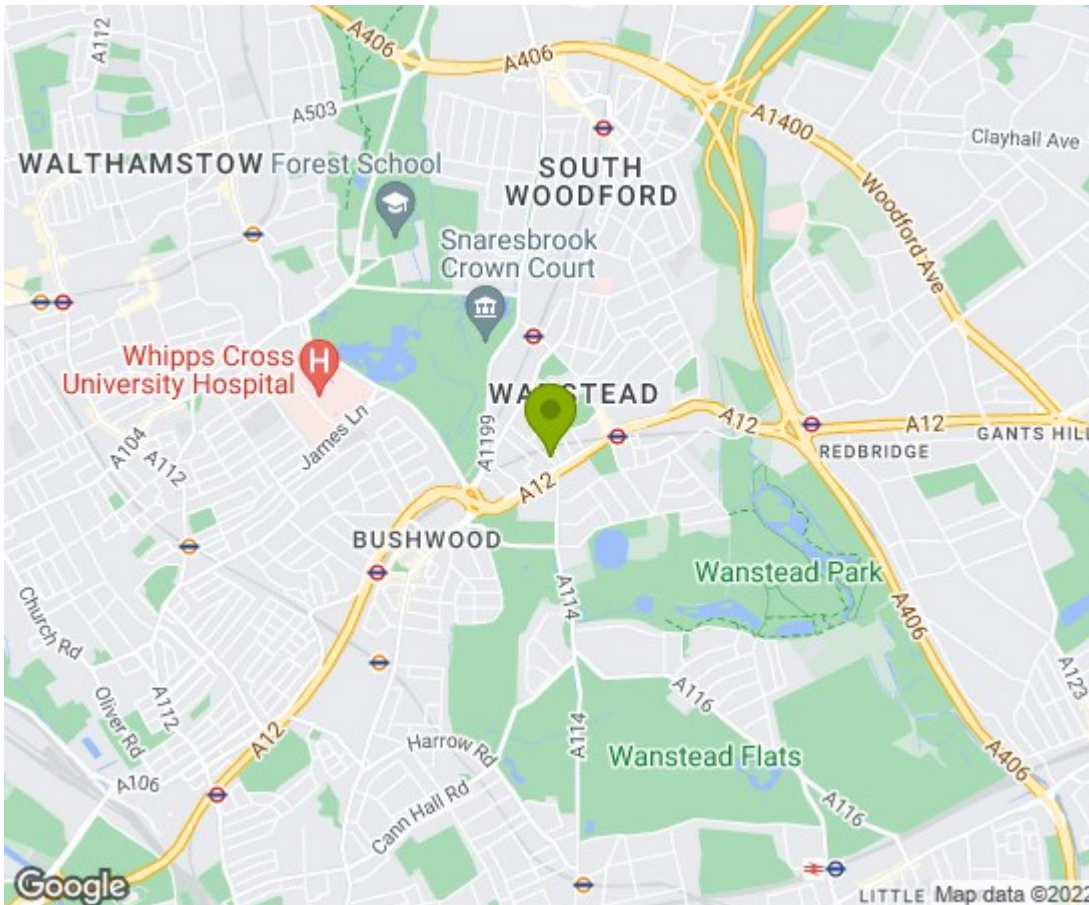
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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BEST
LETTINGS BRANCH
OF THE YEAR
Gold 2021
in E11

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BEST
SALES BRANCH
OF THE YEAR
Silver 2021
in E11