



Larkshall Crescent, Highams Park, E4 6NS

ASKING PRICE
£700,000

 Coultons

PROPERTY SUMMARY

Recently refurbished and situated on a quiet and sought after residential turning is this very well proportioned three bedroom plus loft room, end of terrace family home.

The ground floor comprises of a spacious front living room with interconnecting doors leading onto the newly fitted contemporary kitchen with dining / family room. Doors from the kitchen open onto the rear garden which backs onto the wooded area of Larkswood. There is paved patio area, lawn area, and garage, which has a wc and plumbing for a shower room. There is side access via the shared driveway, along with off street parking to the front of the house for one vehicle.

The first floor comprises of three bedrooms and a modern fitted family bathroom. From the small/box room stairs lead to a loft room which can be used as an office, dressing and games room. Ideal for families with children.

Larkshall Crescent is only a short walk back to the vibrant and bustling shopping area of Highams Park with all its bars restaurants and coffee shops along with Highams Park Overground Station (TFL Zone 4) with direct access to Liverpool Street and Walthamstow Central where you can change over to the Victoria Line on the Underground.

There are also several parks in the Chingford/ Highams Park area to walk around along with the vast spaces of Epping Forest being nearby.

In our opinion the property would make an excellent family home with plenty of good primary and secondary schools in the area and viewing is highly recommended.

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Larkshall Crescent, E4 6NS
 Approx. Gross Internal Area 1358 Sq Ft - 126.16 Sq M
 (Including Eaves Storage, Restricted Height Area, Excluding Garage & Outbuilding)
 Approx. Gross Internal Area 1290 Sq Ft - 119.84 Sq M
 (Excluding Eaves Storage, Restricted Height Area, Garage & Outbuilding)
 Approx. Gross Internal Area Of Garage 141 Sq Ft - 13.11 Sq M
 Approx. Gross Internal Area Of Outbuilding 159 Sq Ft - 14.77 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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