



Larkshall Road, Highams Park, E4 6NP

£850,000

 **Coultons**

PROPERTY SUMMARY

A rare opportunity to purchase this 1930's semi-detached house with a very sizable rear garden which extends to approximately 140ft in length and is 41ft in width with a large detached garage to the side with development potential, (subject to planning consent). The property could also suit someone who would want to convert the garage building into a studio / work space and would be ideal for working from home.

The main house benefits from three bedrooms, a through lounge, fitted kitchen, ground floor shower room, first floor bathroom, double glazing and gas central heating.

Larkshall Road 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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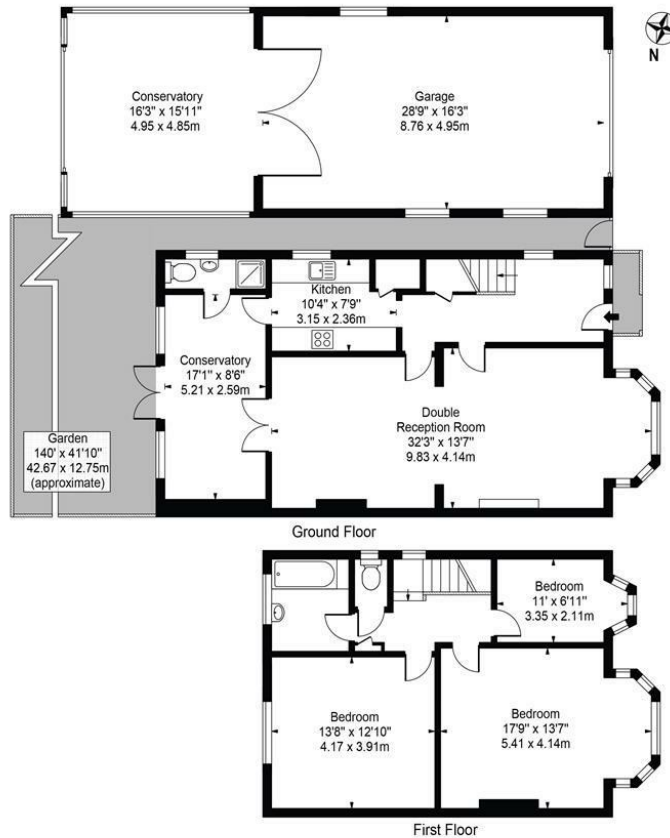




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Approx. Gross Internal Area 1428 Sq Ft - 132.67 Sq M
(Excluding Garage & Conservatory)

Approx. Gross Internal Area Of Garage & Conservatory 725 Sq Ft - 67.37 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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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