



Larkshall Crescent, Highams Park, E4 6NS

GUIDE PRICE
£685,000

 **Coultons**

PROPERTY SUMMARY

Guide Price £685,000-£700,000

Tastefully decorated and very well maintained throughout is this four bedroom terraced house set over three floors situated on a quiet and sought after residential turning in Highams Park. The property benefits from a spacious front living room with interconnecting doors to the open plan contemporary fitted kitchen with dining area. From the dining area patio sliding doors open onto the rear garden with a paved patio area, lawn area with flower borders, and is approximately 55ft in length with a door opening onto Larkswood Forest. There is a spacious workshop/outbuilding to the rear of the garden which we have been advised is insulated and has power which can be used as an office or gym. To the front aspect of the house there is off street parking for two cars. The first floor comprises of three bedrooms, a modern fitted shower room, and from the first floor landing stairs lead to the loft room/bedroom four which has plenty of storage space. Further benefits include triple glazing, gas, central heating, fitted wardrobes, good storage space, and fitted plantation shutter blinds and an original style feature fire place.

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 Larkswood Forest (being behind the property) and 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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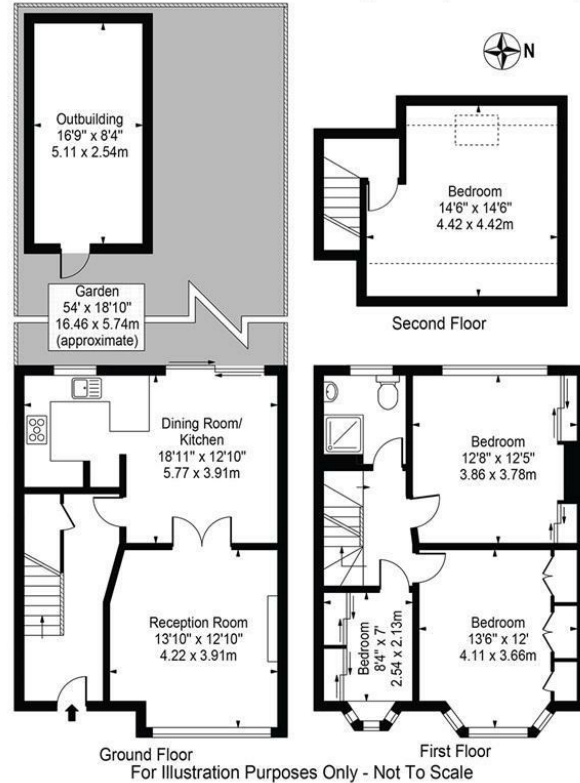


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Highams Park, E4 6NS

Approx. Gross Internal Area 1220 Sq Ft - 113.34 Sq M
(Including Restricted Height Area & Excluding Outbuilding)

Approx. Gross Internal Area 1167 Sq Ft - 108.42 Sq M
(Excluding Restricted Height Area & Outbuilding)

Approx. Gross Internal Area Of Outbuilding 140 Sq Ft - 12.98 Sq M



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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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