



Larkshall Crescent, Highams Park, E4 6NS

£675,000  Coultons



## PROPERTY SUMMARY

Tastefully decorated and very well maintained throughout is this three bedroom end of terraced family home situated on a quiet and sought after residential turning in Highams Park.

The property benefits from of a spacious front living room, an open plan contemporary fitted kitchen with dining area which leads onto a conservatory. From the conservatory French doors open onto the rear garden with a paved patio area and mainly laid to lawn with flower borders, which is approximately 57ft in length and backs onto Larkwood. There is a garage which is accessed via a shared driveway. Further benefits include double glazing, gas, central heating, fitted wardrobes, a feature fire place, and fitted Venetian blinds.

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 Larkwood (being behind the property) and Epping Forest being nearby.

The property has the potential to be extended to the rear and for a loft conversion to be added, subject to planning consent.

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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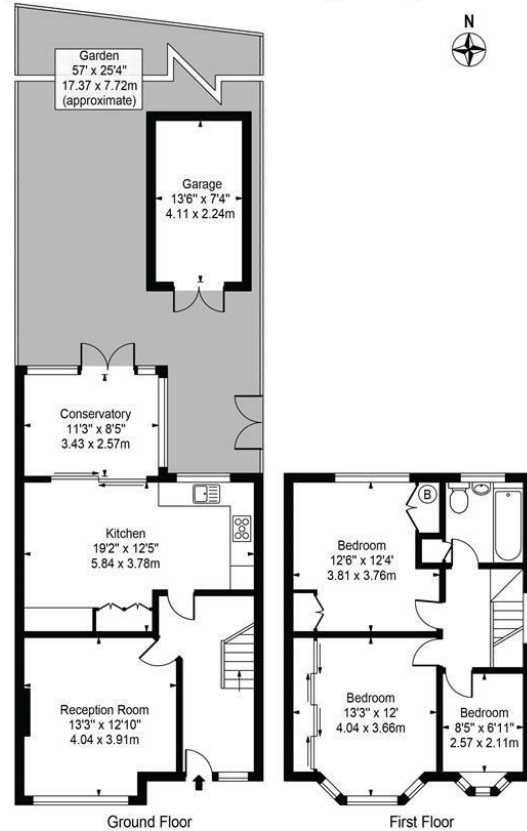








Larkshall Crescent, E4 6NS  
 Approx. Gross Internal Area 1067 Sq Ft - 99.13 Sq M  
 (Excluding Garage)  
 Approx. Gross Internal Area Of Garage 99 Sq Ft - 9.21 Sq M



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			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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