



Larkshall Road, North Chingford, E4 6PE

£740,000

 **Coultons**



## PROPERTY SUMMARY

Occupying 1794 sq ft (166.67sq m) and set over three floors is this very well maintained 1930's semi detached house which has been extended to the side, rear and above. This family home offers ample living space with the ground floor comprising of a front reception room which interconnects with a through lounge, a study/office, a large modern fitted kitchen, a utility room and a ground floor WC. On the first floor you will find two double bedrooms, one with an en-suite shower room plus a modern fitted family bathroom. Stairs from the first floor landing lead to the second floor/loft conversion where you will find another double bedroom with an ensuite shower room and a walk in wardrobe / dressing room. Externally the mature rear garden is approximately 82ft in length with a paved patio area, and to the front aspect you will find off street parking for two cars.

Larkshall Road is located close to Station Road in North Chingford with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find many parks in Chingford along with vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. Local schools include St Marys Primary, Chingford CoFe Primary and Chingford Foundation Secondary. In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

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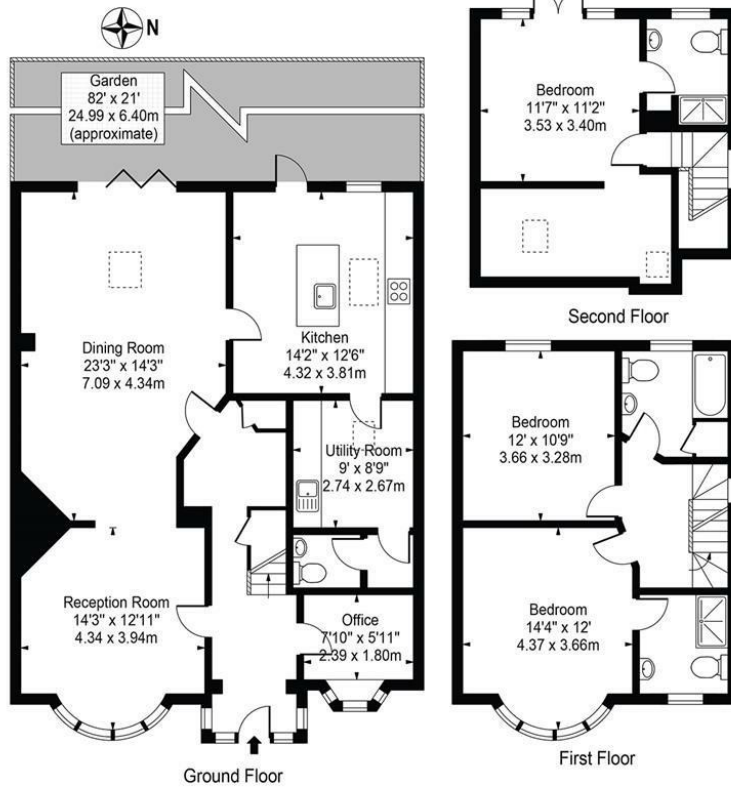








Larkshall Road North Chingford, E4 6PE  
 Approx. Gross Internal Area 1794 Sq Ft - 166.67 Sq M



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**  
 F

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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