



Larkshall Road, North Chingford, E4 6PE

PER MONTH
£2,800 Per Month

 **Coultons**

PROPERTY SUMMARY

Available For Sharers! Spacious three bedroom house set over three floors is this very well maintained semi detached house which has been extended to the side, rear and above. This home offer 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 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).

In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

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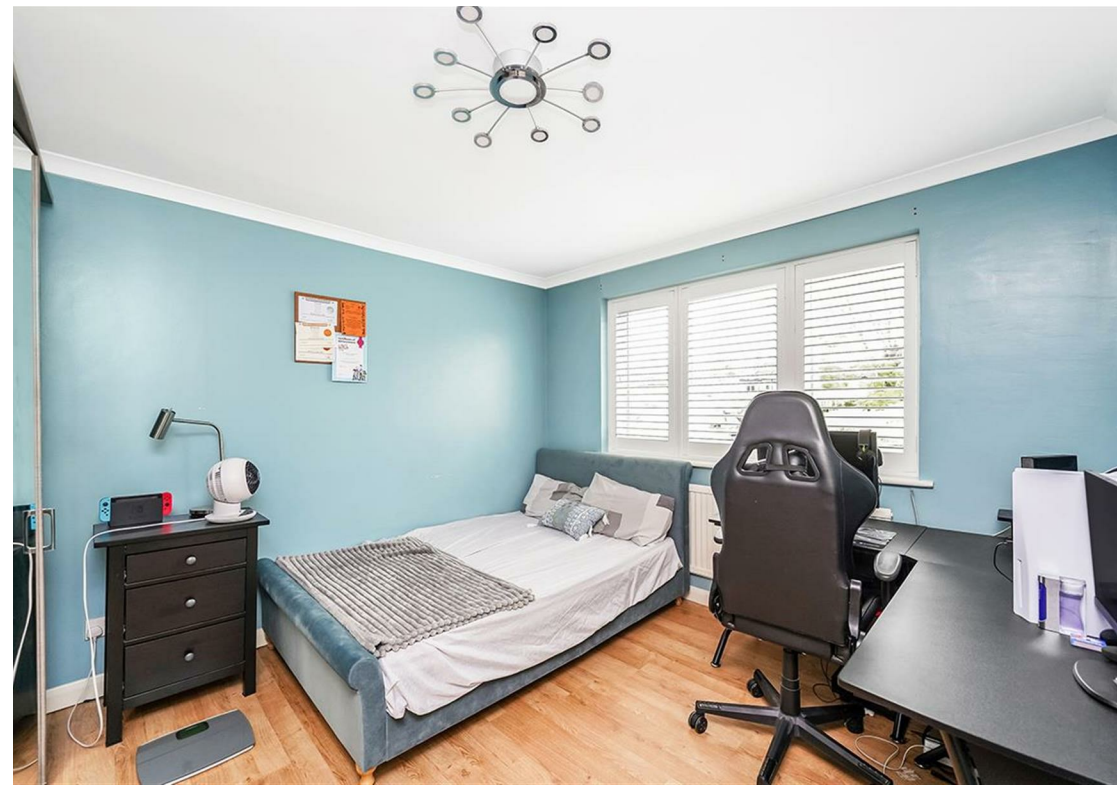


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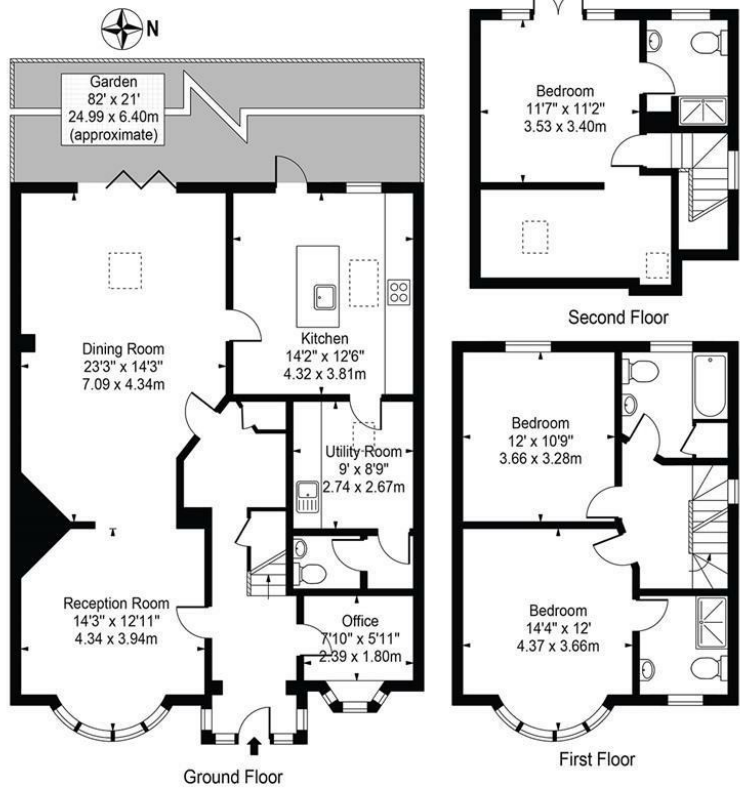


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 Approx. Gross Internal Area 1794 Sq Ft - 166.67 Sq M



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

COUNCIL TAX BAND
 F

VIEWINGS
 By prior appointment only

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



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
 lettings@coultons.co.uk
 www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
 lettings@coultons.co.uk
 www.coultons.co.uk