



Larkshall Road, North Chingford, E4 7HS

OFFERS IN EXCESS OF
£725,000

 **Coultons**

PROPERTY SUMMARY

Occupying 1290sqft (119.84sqm) is this 1930's semi-detached house situated in the heart of North Chingford. The property is wider than most houses of this style and benefits from three bedrooms on and s modern fitted shower rooms with two sinks on the first floor. The ground floor comprises of a through lounge which leads onto the extended kitchen with dining area, a utility room, ground floor shower room, double glazing and gas central heating. The rear garden is approximately 60ft in length and at the end you will find a spacious outbuild which is currently used as a gym. The outbuilding also has a sauna area, shower room and two good storage area.

There is also the potential to add a loft conversion to the house giving further living space (subject to planning consent).

Larkshall Road is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee 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 at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools along with Chingford Foundation Secondary school.

In our opinion this property would make an excellent family home and viewing is highly recommended.

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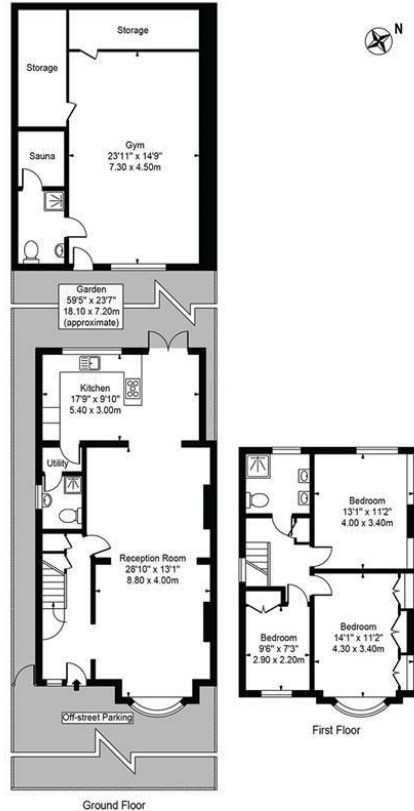








Larkshall Road,
North Chingford, E4 7HS
Approx. Gross Internal Area 1290 Sq Ft - 119.84 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding 589 Sq Ft - 54.72 Sq M



Ground Floor
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
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(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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