



Larkshall Road, North Chingford, E4 6PD

£800,000  Coultons

PROPERTY SUMMARY

Offering for sale this new build end of terraced four bedroom family home set over three floors and occupying approximately 1318sqft (122.45sqm). The ground floor comprises of a contemporary fitted kitchen with dining area, a separate living room, and a guest WC/laundry room. The first floor has three bedrooms and a modern fitted bathroom with stairs leading to the second floor where you will find the fourth bedroom which has an en-suite shower room. Externally you will find two courtyard garden areas on the ground floor along with a roof terrace on the second floor which is an ideal hide away. The property also comes with an off street parking space.

This new development on Larkshall Road is a short walk from 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 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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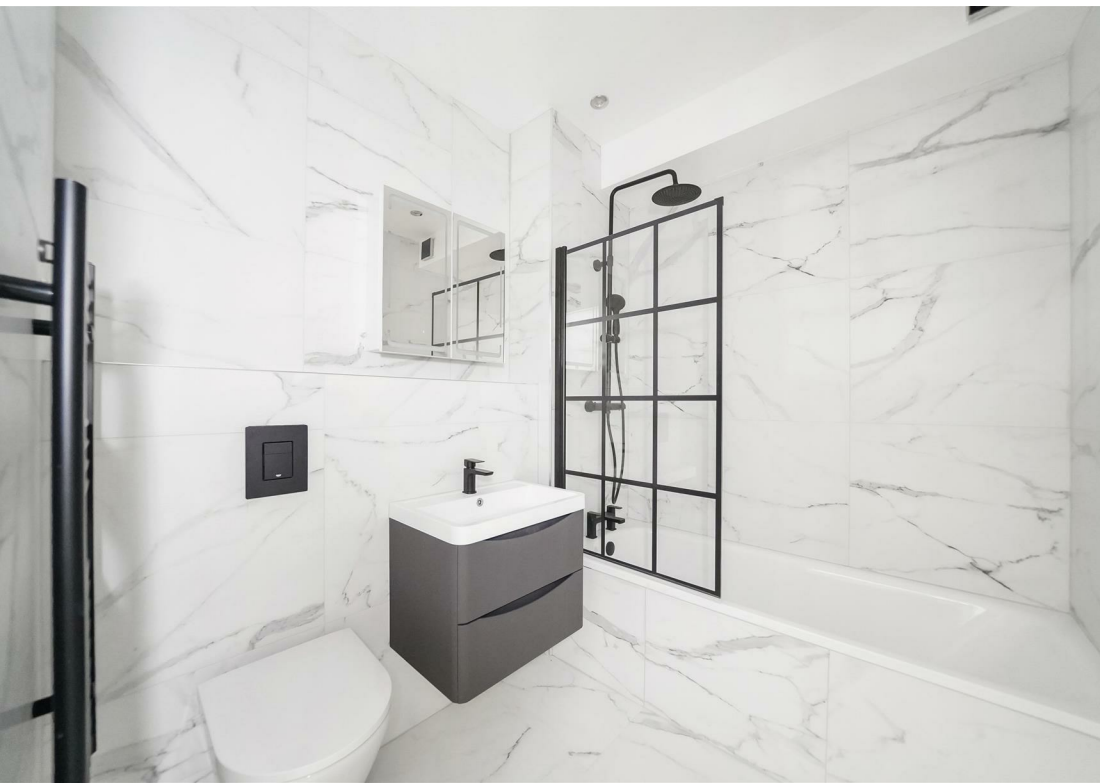
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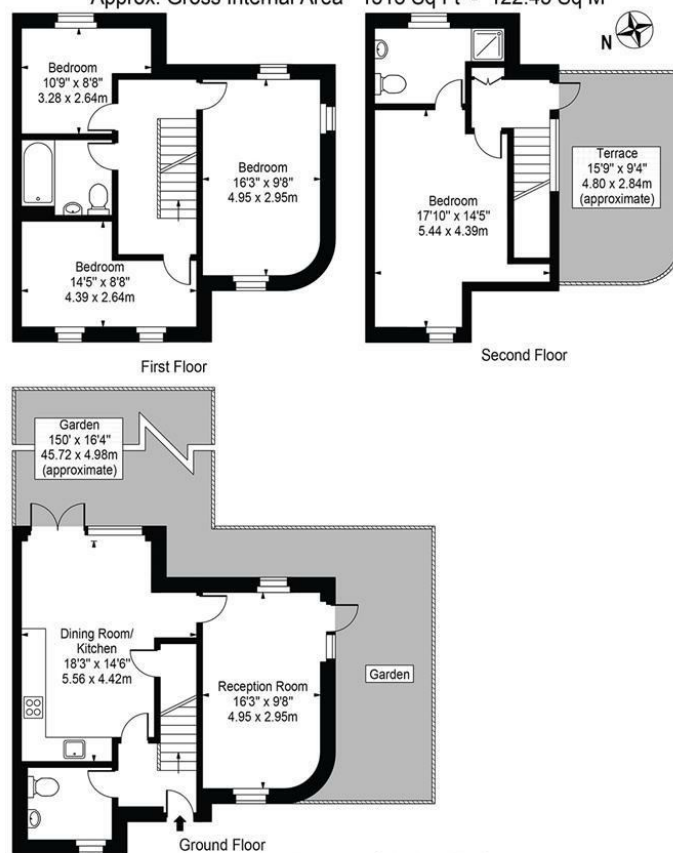








Larkshall Road,
North Chingford, E4 6PD
Approx. Gross Internal Area 1318 Sq Ft - 122.45 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

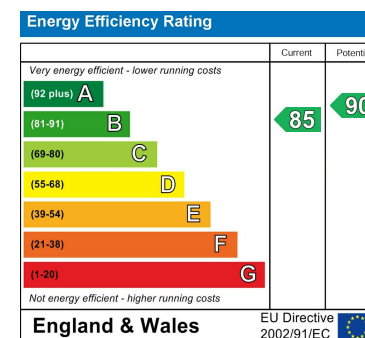
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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

VIEWINGS
By prior appointment only



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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