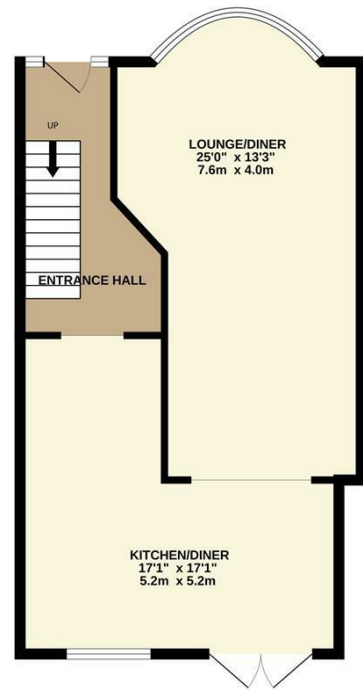
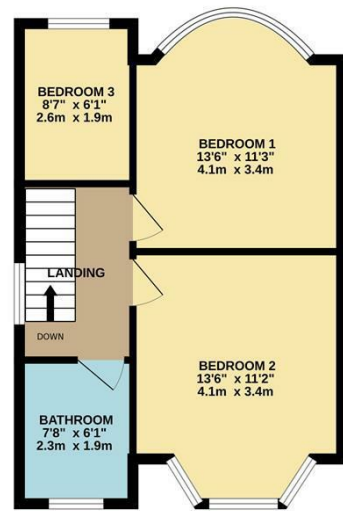




GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-101) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates

To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

Superbly spacious and extended three bedroom semi detached house which is tucked away in this quiet slip road and is accessible to the main line station - Off Street Parking To Front - Large Side Access - Extended Kitchen/Diner - Large Approx 60ft Rear Garden - Large Through Lounge - First Floor Bathroom

**CHURCHILL**  
estates



**Larkshall Road, North Chingford, E4 6PD**  
Offers Over £675,000 Freehold



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



LOOK!! LOOK!! LOOK!! Superbly spacious three bedroom semi detached house which is tucked away in this quiet slip road location and is accessible to the main line station and all local amenities. The property which has been well maintained and modernised by the present vendors benefits from off street parking to front, large gated side access, extended kitchen/diner, large approx 60ft rear garden, first floor family bathroom and an early internal viewing is a must to fully appreciate this fine family home.

EPC Rating E  
Council Tax Band E

