

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.

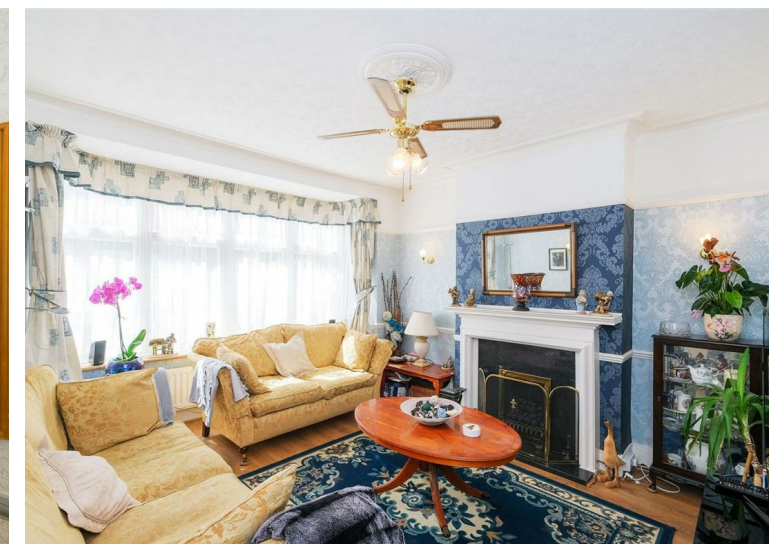
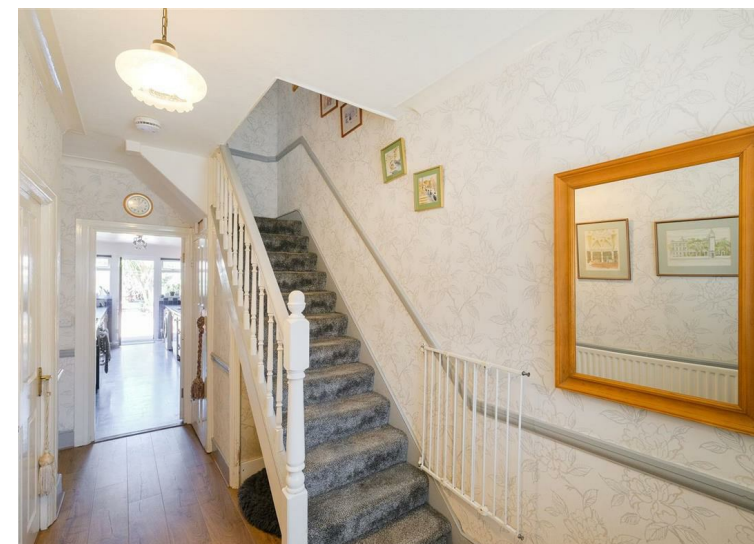
Larkwood Road, Chingford, E4 9DS
 Asking Price £635,000 Freehold

Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft
 Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(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	



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.





Situated within a short walk of Chingford Mount's shopping and transport facilities is this much Improved Ground and Loft extended Four Bedroom House that benefits from a separate reception room, Extended Dining Room, Extended Fitted Kitchen, First Floor Bathroom, En suite to Bedroom Four. Externally there is a rear garden of approx 90ft with two garages and parking space and Off Street parking for Two cars.

