



| Three Bedrooms | Walking Distance to Highams Park Station | Off Street Parking | Well Proportioned Rooms | Fitted Kitchen | First Floor Bathroom | Separate WC | 60ft Rear Garden | Close Proximity to Local Schools |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MetreXp ©2022.

Larkshall Road, Highams Park, E4 9JF
£615,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

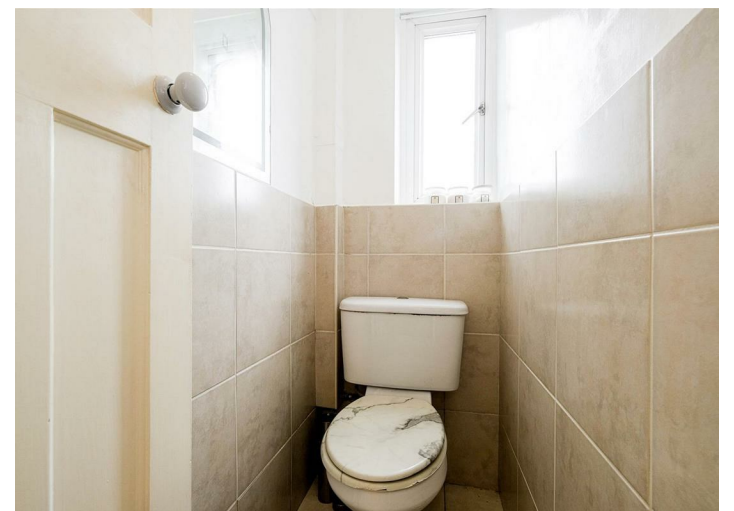
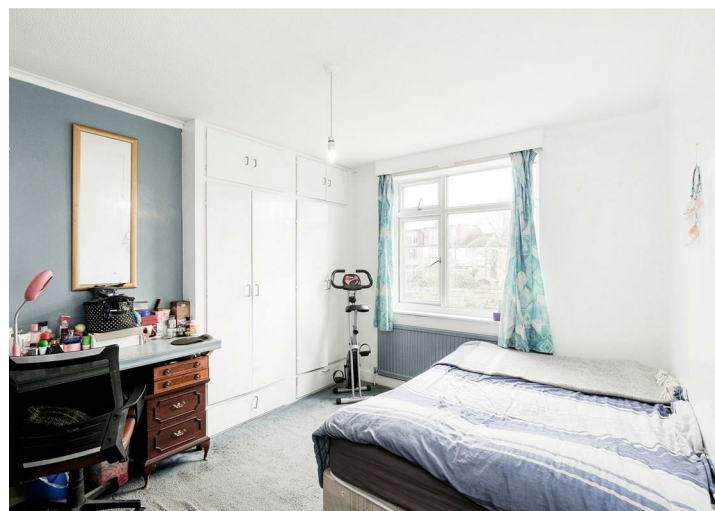


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



To view call **020 8524 0000**
 Email southchingford@churchill-estates.co.uk

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A spacious three bedroom mid terrace property with off street parking located in the popular area of Highams Park with its Mainline Station busy cafe's & bars and sought after schools all found within easy reach. The Property offers Huge Potential to Extend both to the Ground Floor and Loft (STPP).

The property itself benefits from a 14ft Front Reception, 14ft Dining Room, Fitted Kitchen, Lean To, 60ft rear garden, 14ft Master Bedroom and First Floor Bathroom with separate w/c and Off Street Parking. The property is likely to be very popular and is being offered on a chain free basis so early viewings are advised.