



TOTAL FLOOR AREA: 2221 sq.ft. (206.4 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 as to their operability or efficiency can be given.

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Council: Waltham Forest | Council Tax Band: E | Floor Area: 2221.00 sq ft

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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.

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Larkswood Road, Chingford, E4 9DS  
£900,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 4



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled on the charming Larkwood Road in Chingford, this splendid end terrace house offers a perfect blend of space and modern living. Spanning an impressive 2,221 square feet, the property boasts four generously sized bedrooms and four well-appointed bathrooms, making it an ideal family home. Another HUGE addition to the main living space is that the property features a Self-Contained Annexe, with its Own Studio Room with its own Kitchen and Shower Room which perfect for guests, extended family, or even as a home office. This versatile space adds to the overall appeal of the home, providing additional privacy and flexibility.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The heart of this home is undoubtedly the amazing kitchen diner, which provides a fantastic space for both cooking and entertaining. This area is designed to cater to the needs of a modern family, ensuring that meal times are both enjoyable and convenient.

The outdoor area is equally impressive, with a stunning 100ft garden that offers ample space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Furthermore, the property includes an Integral Garage plus off street parking for two vehicles, a valuable asset in such a desirable location.

With its spacious layout, modern amenities, and beautiful garden, this property on Larkwood Road is a rare find in Chingford. It presents an excellent opportunity for those seeking a comfortable and stylish family home in a vibrant community. Do not miss the chance to make this remarkable house your new home.

