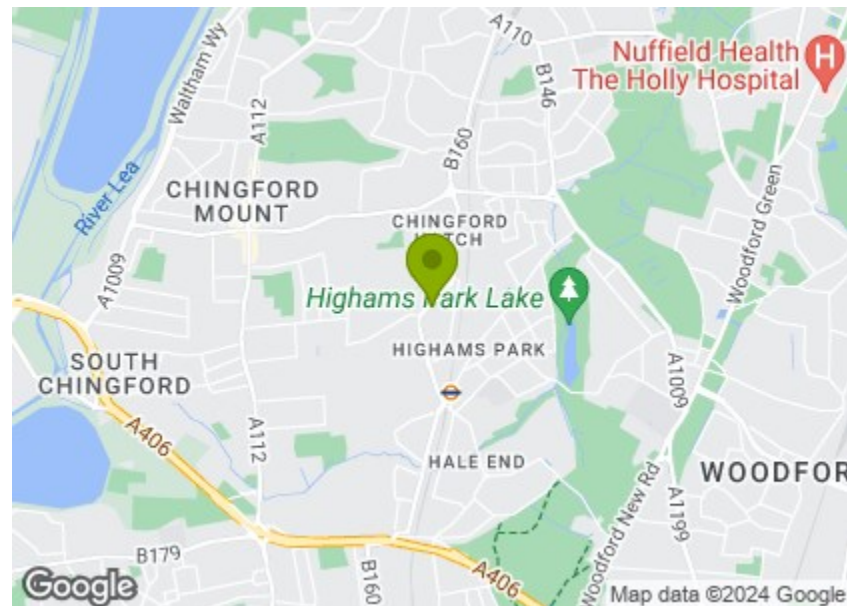


Total Area: 94.3 m² ... 1015 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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		65	86
EU Directive 2002/91/EC			



Larkshall Road, Highams Park

Offers In Excess Of £625,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- 1930's Semi Detached
- Side Access
- Private Driveway
- Short Walk to Highams Park Station
- Moments from The Larkwood
- Potential to Extend (STPP)
- 60 Foot Rear Garden
- 1015 Square Foot

A sumptuously spacious, three bedroom semi-detached family home sat on a tree-lined street in the heart of Highams Park, straddling an increasingly popular sweet spot between Walthamstow and Chingford. Open green spaces, excellent schools and transport links are all just a short stroll away.

With the loft space so far unconverted you have plenty of potential to develop this already impressive property still further, with scope to add your own whole new storey, as some of your neighbours have done (subject to the usual permissions)

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll be welcoming friends and family into your utterly capacious, 325 square foot through lounge. Dual aspect, with that generous bay window to the front and expansive French doors to the rear, the whole space is bathed in natural light. You have broad blonde engineered hardwood underfoot, and an exposed brick hearth serving as a striking centrepiece.

Step into your garden and to be greeted by a raised patio, leading down to a generous length of lush lawn, flanked by timber fencing and ending in a handy shed. Back inside and your kitchen's a handsomely appointed affair with pastel green cabinets, timber worktops, a large Belfast sink and a full complement of integrated appliances. Upstairs you have two substantial double bedrooms and a generous single, ideal for a child or home working space. Finally, your bathroom's effortlessly stylish, with a classic clawfoot tub and dedicated shower cubicle.

Outside, Highams Park overground station is less than a half mile on foot, for regular, direct, twenty three minute runs to Liverpool Street. Alternatively, Walthamstow Central is just two stops and five minutes away for the Victoria line. You have a scattering of green spaces nearby, while the signature space of Highams Park, with cafes, courts and the famous Highams Park lake, is a mere fifteen minute walk away.

WHAT ELSE?

- Did we mention your marvellous frontage? You have some gorgeous stained glass in the front door, and a handy porch for incidental space.
- In a one mile radius alone, you have six primary/secondary schools rated 'Good' or 'Outstanding' by Ofsted.
- You have a large driveway, and drivers can be on the North Circular in less than ten minutes.



A WORD FROM THE OWNER...

"We have lived in Highams Park all of our lives having grown up in the area.

The position of the house is perfect for strolls through the forest opposite or a walk around the boating lake and a short 10 minute walk will get you into the heart of Highams Park. The area offers a great range of community shops, cafes and restaurants, a supermarket and a London Overground station which will get you into central London within 25 minutes.

A great balance of city and suburban life with plenty of nature around to explore."

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Garden
59'0" x 23'5"

Bedroom
8'3" x 8'8"

Lounge/dining room
13'5" x 26'6"

Bathroom
8'1" x 11'3"

Kitchen
8'1" x 11'3"

Bedroom
10'9" x 12'1"

Bedroom
10'7" x 11'7"



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