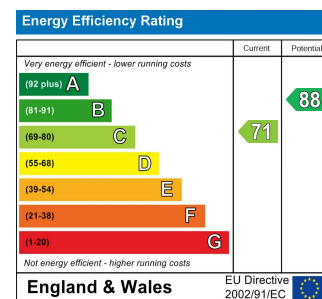
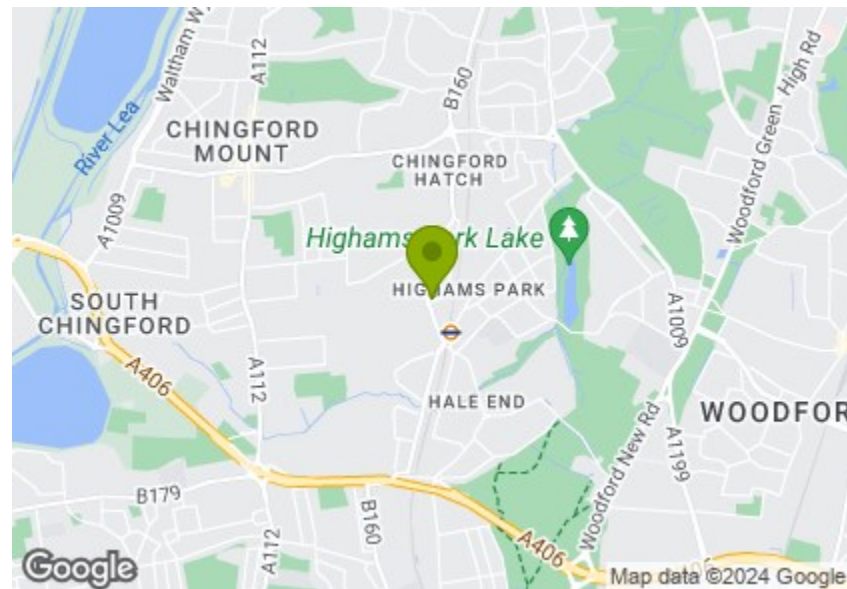




Total Area: 95.0 m² ... 1022 ft²
All measurements are approximate and for display purposes only.



LARKSHALL ROAD, HIGHAMS PARK

Offers In Excess Of £625,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- 1930's Mid Terrace
- Moments from Highams Park Station
- Approx. 1022 Square Foot
- Potential To Extend (STPP)
- Private Driveway
- Circa 56 Foot Rear Garden
- Short Walk to Epping Forest
- Chain Free

A splendidly appointed three bedroom 1930s family terrace, with a vast open plan ground floor, striking feature frontage and fifty foot rear garden. Your position's every bit as enviable, just five minutes from Highams Park station.

You have a generous driveway to go with that substantial rear garden, and drivers can be on the North Circular in less than ten minutes.

REQUEST A VIEWING
0203 369 6444

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

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
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0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step inside and that tremendous ground floor is laid out before you, dual aspect and a cool thirty foot long. Pale grey engineered hardwood flows underfoot from the broad bow window at the front to the patio doors at the back. In between you have overhead ceiling roses and a smartly appointed kitchen with timber topped chef's island, sleek glossy cabinets and smoky grey splashbacks.

Step out into your lengthy rear garden for an extensive mix of Trulawn and patio, leading to kitchen beds, a nice sitting spot, and a handy shed. Upstairs and your principal sleeper basks in light from another bow window, with one full wall of integrated wardrobes. Another double and a generous single completes the sleeping arrangements, while your family bathroom finishes things off in style, with large format, glossy grey tilework.

Outside and Highams Park overground station is less than five minutes away, for direct twenty three minute runs to Liverpool Street and a door to door City commute of around half an hour. You're also barely fifteen minutes on foot from Highams Park itself, for rolling open greenery, superb views over London and the

famous Highams Park Lake created by turn of the century landscape gardener Humphry Repton. Cherish his memory with a coffee and sticky bun at Humpry's Cafe.

WHAT ELSE?

- Heading to the West End? Walthamstow Central is just two stops and five minutes away for a quick swap to the Victoria line. Or hop off completely and explore much loved Walthamstow Village.
- Parents will be pleased to find fifteen 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot.
- For local nightlife options check out the Stag & Lantern Micropub and Vinoramica Wine Bar, both well worth a visit and just across from the station.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL
E4 BRANCH MANAGER

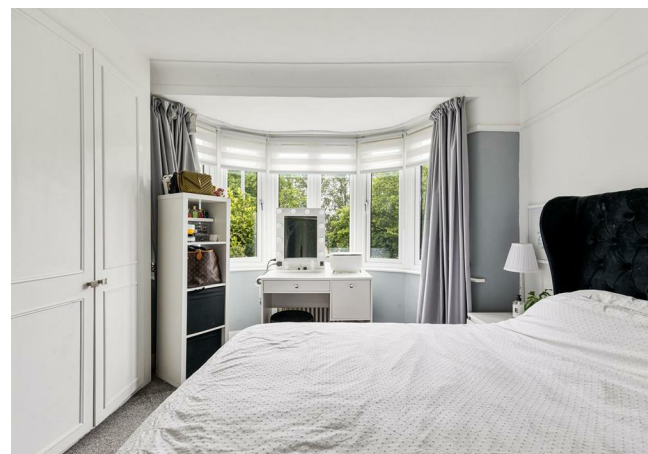
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Kitchen/Reception Room
29'5" x 19'4"

Bathroom
7'3" x 5'10"

Bedroom
8'9" x 6'11"

Garden
55'9"

Bedroom
14'7" x 11'8"

Bedroom
12'5" x 11'10"



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