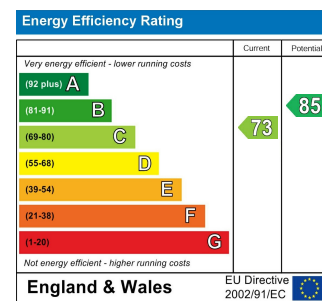
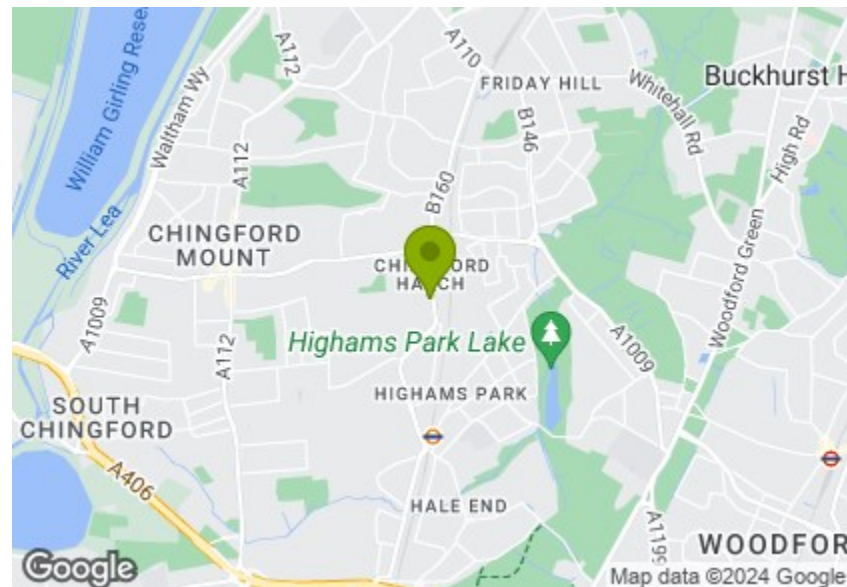




Total Area: 103.5 m² ... 1114 ft² (excluding double garage)
All measurements are approximate and for display purposes only.



LARKSHALL ROAD, HIGHAMS PARK

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



Features:

- Three Bedroom House
- Mid Terrace 1930's
- Short Walk to Highams Park Station
- Approx. 1114 Square Foot
- Potential To Extend (STPP)
- Circa 60 Foot Rear Garden
- Private Double Garage
- Rear Access
- Moments from The Larks Wood
- Chain Free

A beautifully presented, chain free, three bedroom 1930s terrace, with developmental potential and a large double garage for parking and other possibilities. You're also close to Highams Park station, the Epping Forest and Highams Park Lake.

Just a fifteen minute stroll or four minute cycle from your door you'll find gorgeous green spaces with splendid footpaths and bike trails. Venture up into the dense woodlands of Epping Forest or down to historic Highams Park Lake.

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
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IF YOU LIVED HERE

As you open your front door you'll step onto immaculate pale smoky flooring, running throughout the ground floor. Your bright, 170 square foot reception room is filled with natural light from wall to wall windows framing your front garden. Further down that wide entrance hall you'll come to a handsome, 200 square foot kitchen and diner. Sleek integrated appliances are surrounded by smooth, glossy white cabinets and you also have access to a convenient ground floor WC. Sliding back the enormous patio doors, you'll find your bright sizeable conservatory, with some convenient built in storage to the side.

From here you can head out into your tiered patio garden, with flower beds and a huge double garage (with direct vehicle access to the rear). Back inside and heading upstairs, you'll arrive in your sumptuous bathroom, a delightful mix of white glossy brickwork tiling, slate grey flooring, modern fixtures and fittings and a shower over the tub. Soft plush carpet leads you from the landing into each of your three generous bedrooms. As your family grows, you could also have the option to follow your neighbours' lead and extend upwards into the loft (subject to the usual planning

permissions).

For family and dog friendly days out you have The Larkshall Pub just moments from your door. Where the whole family will enjoy the huge fairy lit beer garden and hearty Sunday roasts. From nearby Highams Park station you'll have an easy commute, with direct twenty three minute Overground services through to Liverpool Street. There are also fast direct trains to Hackney and Walthamstow. For date night, stay close to the station where you'll find Vinoramica, a great place for sampling fine wines and Yaz Restaurant for a luxurious dining experience.

WHAT ELSE?

- Chingford Leisure Centre is just a half mile away, where you'll find a state of the art gym, an impressive range of fitness classes and two indoor swimming pools.
- In just seven minutes driving, you'll be out on the North circular motorway or Southend Road, giving you easy access to the whole of London and Essex.
- Within a mile of your home there are thirteen primary and secondary schools, which have been rated as 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE OWNERS.....

"This property is perfect for first time buyers or as a buy to let, as it has been extensively renovated throughout with a brand new heating system, electrical rewiring, and external waste pipe as well as new windows throughout. All work has been signed off by building regulators and warranties are in place for the boiler and the electrical work.

The outside garage offers the perfect opportunity for a summer house/ home office due to its ample size and separate access from the back alley."

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Reception Room
13'6" x 12'9"

Kitchen/ Dining Room
16'3" x 12'4"

Conservatory
15'5" x 5'9"

Bedroom
13'5" x 11'11"

Bedroom
8'5" x 6'11"

Bedroom
12'6" x 12'4"

Bathroom
6'9" x 6'6"

Garden
59'0"

Double Garage
15'10" x 15'10"



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