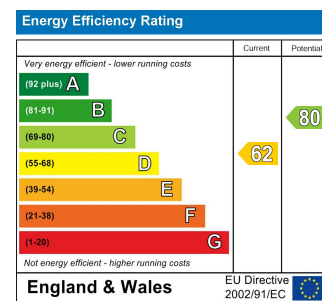




Total Area: 104.8 m<sup>2</sup> ... 1128 ft<sup>2</sup> (excluding double garage, loft)  
All measurements are approximate and for display purposes only.



## 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 1128 Square Foot
- Potential To Extend (STPP)
- Circa 60 Foot Rear Garden
- Private Double Garage
- Rear Access
- Moments from The Larks Wood

An attractive, three bedroom 1930s terrace, with a lovely West facing garden and large double garage. Spread over two floors and with the potential to extend upwards. Close to local amenities as well as lush forests and great transport links.

The heart of the City is easily accessible from nearby Highams Park station, where you'll find rapid, twenty three minute, Overground services to Liverpool Street and even faster connections to Walthamstow Central and Hackney Downs.

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

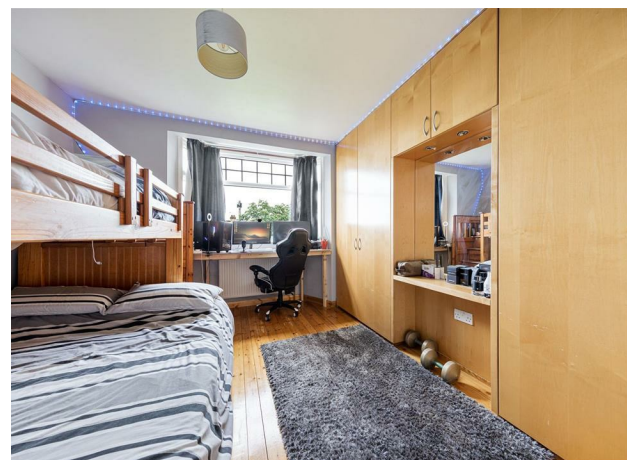
**E8, E9, E5, N16, E3 & E2**  
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IF YOU LIVED HERE...

You'll feel instantly at home in your welcoming reception room, where a large bright window casts natural light over the original timber flooring and an inset marbled fireplace features a unique suspended hearth. Through in your kitchen there's the same feeling of warmth and light with a custom made breakfast bar and blonde hardwood cabinets running down either side. There's another window with rear garden views and as you turn the corner you'll step through an open archway in to your second, 220 square foot reception room. Patio doors lead out to your garden, around sixty feet of paved entertaining area and raised lawn. To the rear you'll find a shady barbecue area and access to your enormous double garage.

Upstairs, in your principal bedroom, you'll find more of that smooth timber flooring and wall to wall purpose built wardrobes. Your second double sleeper is of equally generous proportions, has a bright bay window and additional bespoke fitted wardrobes. You have a third and final bedroom next door and, out on the landing, there's access to a 105 square foot loft, providing potential for extending your living space (subject to the usual permissions). Completing the set up is your family bathroom, an elegant mix of satiny white tilework, light timber vanity units and a chrome shower over the jacuzzi bath.

Just a couple of hundred yards away is your new local, The Larkshall Pub, known locally as The Larky. This family friendly gastropub serves seasonal British plates among charming indoor and outdoor spaces for socialising and private events. A little further is Chingford Leisure Centre with adult and learner pools, a spacious modern gym and a great variety of fitness classes. The rambling woodlands of Larks Wood are just moments away, or you can cycle to Epping Forest and Highams Park in just five minutes. From here there's endless opportunities for cycling and walking, up into the gorgeous woodlands or down to much loved Highams Park Lake.

WHAT ELSE?

- For speciality coffee and freshly baked cakes and pastries, we'd recommend Karya Bistro, close to Highams Park station, where you can sit in or pick up some takeaway.
- There's no shortage of superb schools in your area, with thirteen primary and secondary schools less than a mile away and rated as 'Outstanding' or 'Good' by Ofsted.
- In seven minutes driving, you'll be out on the arterial North circular motorway or headed East towards Southend on Sea.



A WORD FROM THE OWNER...

"May need some modernisation. Double garage accessed though private road. Loft space with velux window. With electricity, water supply. Double brick built bbq under built shelter. Outdoor clay oven. Outdoor patio area 5 years old with cream Italian marble. Garden has fig tree, vine/grape tree, bay leaf tree. Outdoor hot and cold water supply. Outdoor electric power supply"

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**Reception Room**  
13'6" x 12'10"

**Bedroom**  
10'3" x 6'11"

**Reception Room**  
19'1" x 11'5"

**Bathroom**  
6'11" x 6'5"

**Kitchen**  
15'2" x 7'5"

**Loft**  
11'3" x 9'6"

**Bedroom**  
13'6" x 11'11"

**Double Garage**  
19'3" x 17'3"

**Bedroom**  
12'5" x 12'5"



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