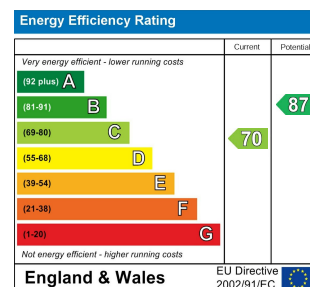


Bedroom
10'4" x 6'11"



This expansive home occupies a prime position in E4, enviably located just moments from the verdant expanses of Larks Wood, a tranquil green haven rich in wildlife and within easy reach of the picturesque Highams Park Lake, offering idyllic walking trails and scenic waterside views. Highams Park Station is just a 14-minute walk away, providing swift and convenient links into central London.

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IF YOU LIVED HERE...

Located on a tranquil, tree-lined street in sought-after Highams Park, this beautifully presented three-bedroom 1930s mid-terrace home offers the appeal of period charm as well as modern convenience. Thoughtfully arranged over two floors and extending to approximately 1,037 square feet, the property boasts a spacious dual-aspect reception room perfect for entertaining or unwinding, while the well-equipped galley kitchen opens directly onto a generous 53-foot rear garden, ideal for al fresco dining and entertaining.

Upstairs features three well-proportioned bedrooms and a stylish bathroom, creating a versatile layout suited to families, professionals, or those seeking a dedicated home office space. With direct access to the scenic Larks Wood, nature is quite literally on your doorstep, providing a peaceful green retreat for walking, running, or weekend exploration. Additional highlights include a private driveway and excellent potential to extend (subject to planning permission), allowing future owners to tailor the home to their lifestyle.

Positioned just a short stroll from Highams Park Station, this home offers swift connections to central London and beyond, while the surrounding area enjoys

a vibrant community atmosphere. Independent cafes, local shops, and highly regarded schools are all close by, making this an exceptional opportunity to enjoy the best of suburban living with city convenience.

WHAT ELSE?

- Parents will be pleased to know you're positioned within proximity to a number of Ofsted-acclaimed Primary and Secondary schools.
- The Avenue is a short stroll away and home to a plethora of Highams Park's independent cafes, bars and eateries. Unwind over a glass of wine at boutique winery, Vino Tap, or enjoy some delectable craft beers at The Stag and Lantern, a community-focused micro-pub offering an array of unique range of cask and craft beer, ciders and more.
- In search of more green space? You have access to Epping Forest close by. Head over to the Butler's Retreat, a grade II listed café nestled in Epping Forest. Enjoy a coffee or bite to eat before heading out on a forest trail. This leafy route is a classic local ramble, perfect for weekend exploration.



A WORD FROM THE OWNER...

"There is lots of green space and the local forest is lovely with bluebells carpeting the forest floor in spring. Larkshall Crescent is a quiet road and a short walk to Highams Park station. The property is close to Warren Pond, Connaught Waters and all the shops in Chingford Mount and Station Road North Chingford."

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