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LARKSHALL CRESCENT, HIGHAMS PARK £650,000 Freehold 3 Bed House - Mid Terrace





- Three Bedroom House
- Mid Terrace 1930's
- Short Walk to Highams Park Station
- Approx. 1037 Square Foot
- Private Driveway
- Potential To Extend (STPP)
- Circa 53 Foot Rear Garden
- Direct Access to The Larks Wood

A bright and beautifully restored 1930s three-bedroom family home, perfectly positioned in the prestigious locale of Highams Park. Immaculately presented and spacious throughout this home boasts over 1000 square feet of pristine living space as well as the potential to extend (STPP). Complete with a private driveway and a serene 53-foot garden, this home is a prime find nestled amidst the charm of leafy Highams Park.

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.

Total Area: 96.3 m² ... 1037 ft² All measurements are approximate and for display purposes only. Garden 52'5"

Kitchen 18'0" x 7'3"

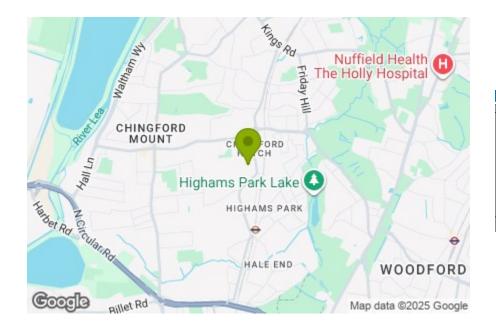
Reception Room 26'4" x 12'11"

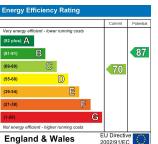
Bedroom 12'6" x 12'5"

Bathroom 6'10" x 6'5"

Bedroom 13'4" x 11'11"

Bedroom 10'4" x 6'11"





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

F18 & IG8

hello18@stowbrothers.com 0203 369 1818

E8, E9, E5, N16, E3 & E2

hellohackney@stowbrothers.com 0208 520 3077

New Homes

newhomes@stowbrothers.com 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...

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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