



WHERE STANDARDS MATTER

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Larkshall Road, Chingford, E4

**** NEWLY REFURBISHED 3 bedroom family home ** ** Brand New Kitchen** Ground Floor WC**
** Large garden ** ** Driveway Parking** ** New Laminate on the ground floor & New carpet
upstairs ** ** Walking distance to local amenities ** ** Available 7th September ** ** Council tax
band : E ** ** EPC rating : E ****

Rent: £2,295 - Monthly



Larkshall Road, Chingford E4

Living room

4.42m (14'6) x 3.85m (12'8)



Downstairs Utility/ Bathroom

1.53m (5'0) x 1.35m (4'5)

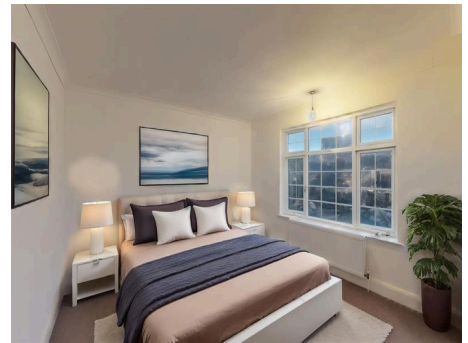
Kitchen

2.75m (9'0) x 2.64m (8'8)



Bedroom 1

3.78m (12'5) x 3.82m (12'6)



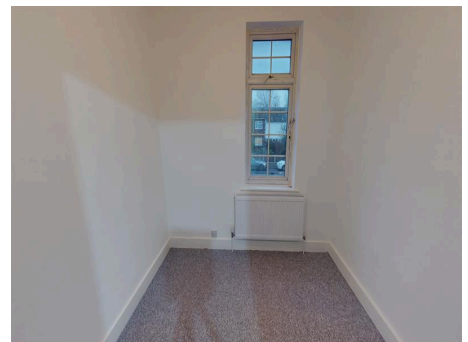
Bedroom 2

3.78m (12'5) x 3.81m (12'6)



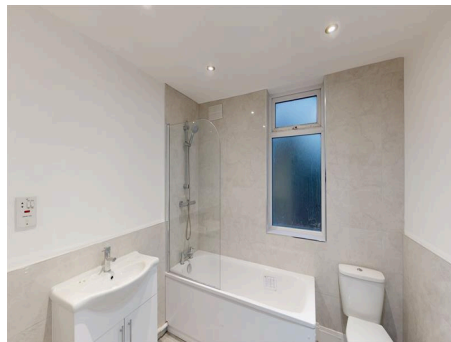
Bedroom 3

2.27m (7'5) x 2.52m (8'3)



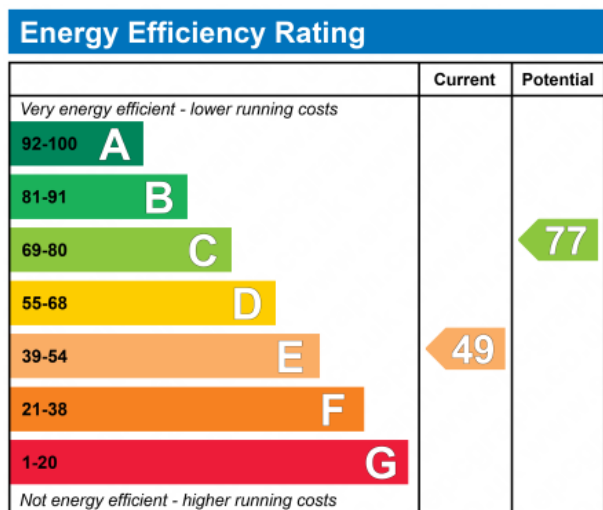
Bathroom

2.47m (8'1) x 2.17m (7'1)



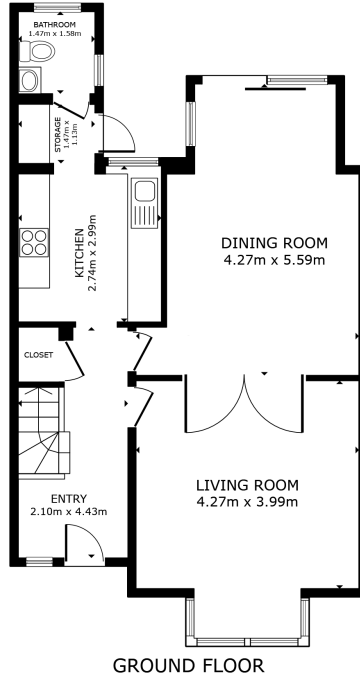
Dining room

5.61m (18'5) x 3.57m (11'9)



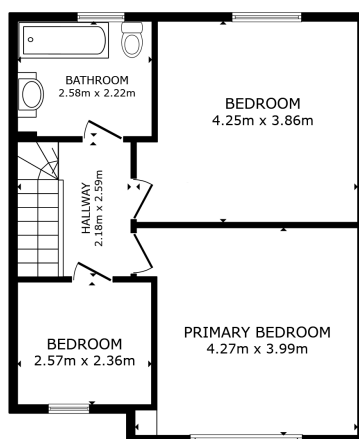
** SPENCER MUNSON are delighted to offer this Newly Refurbished three bedroom family home. The property is located on Larkshall Road which is just a short walk to Chingford's popular Station Road which offers an array of shops, bars, restaurants and overground station which could take you in Liverpool street within 25mins. The property will benefit from a brand new bathroom and kitchen, full decoration throughout and new carpet. Ground floor consists of a good size through lounge with doors leading onto private garden. Fully fitted kitchen with appliances. First floor consists of 2 double bedrooms, 1 single bedroom and a bathroom. Available from the 7th of September on a minimum 12 month term. Council tax band: E / EPC rating: E

Larkshall Road, Chingford E4



GROSS INTERNAL AREA
GROUND FLOOR 61.9 m² FLOOR 1 50.6 m²
TOTAL : 112.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 1

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.

GROSS INTERNAL AREA

TOTAL: 112.9 sqm

Matterport