



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



244 Larkshall Road, Highams Park, London, E4 6NP

£675,000

- Semi detached
- Wealth of original features
- Large garden extending to 150 feet
- Drive way
- Potential for further development (stpp)
- Three bedrooms
- Solar panels
- Excellent project
- Garage
- Chain free



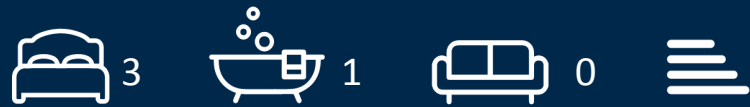
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 29/5/2024

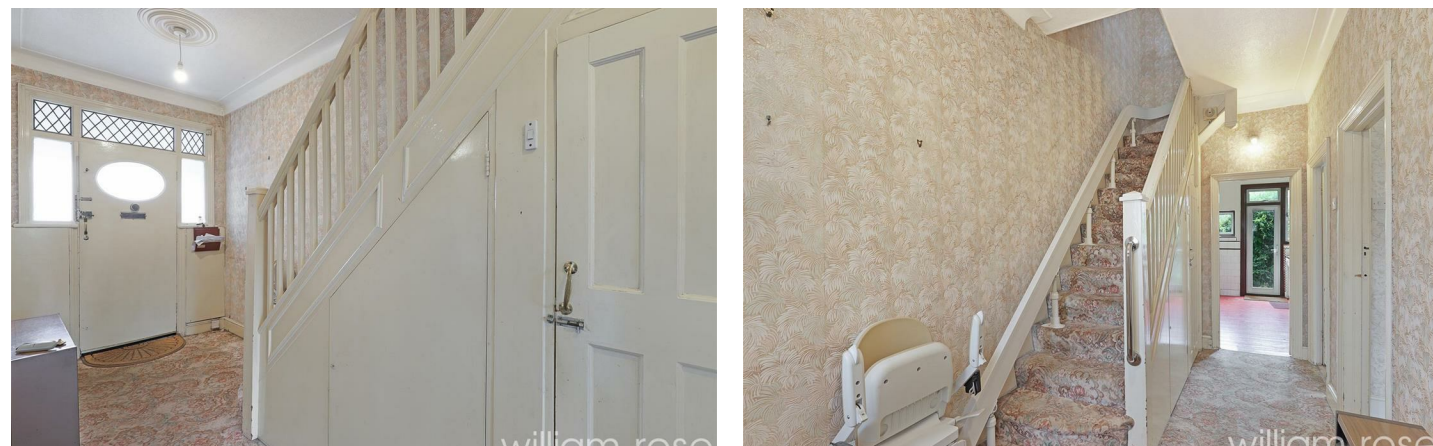


# 244 Larkshall Road, London E4 6NP

A chain free semi-detached family home in Highams Park. The property requires modernisation throughout. Features include a large garden, drive way for two cars, garage and solar panels.



Council Tax Band: E



Welcome to this spacious and characterful three-bedroom semi-detached house, located in the sought-after neighbourhood of Highams Park. Extending to nearly 1400 square feet, this 1930's gem offers an exciting opportunity for modernisation and expansion, making it the perfect canvas for your dream home.

Key Features:

1. Generous Living Space: This home features two inviting reception rooms, offering versatile spaces for family living, dining, and entertaining. The high ceilings and large windows fill the rooms with natural light, highlighting the home's classic 1930's charm and providing a warm, welcoming atmosphere.

2. Separate Kitchen: The separate kitchen is ready to be transformed into a modern culinary haven. With direct access to the expansive garden, it provides the perfect setup for creating an open-plan kitchen and dining area, ideal for contemporary living and entertaining.

3. Spacious Bedrooms: Upstairs, you'll find three generously sized bedrooms, each offering ample space and potential. The layout is perfect for creating comfortable, personalized living spaces for the entire family.

4. Modernisation Potential: In need of modernisation, this property presents a fantastic opportunity to infuse your own style and preferences. The large interior offers a blank canvas, allowing you to design a home that perfectly suits your taste and lifestyle while preserving its unique period features.

5. Expansion Possibilities: With substantial potential for both a rear extension and a loft conversion (subject to planning permission), this home provides the flexibility to grow with your family's needs. Envision a stunning open-plan kitchen-diner or a luxurious master suite in the loft – the possibilities are endless.

6. Expansive Garden: The property boasts a magnificent 150-foot garden, offering a true oasis for outdoor relaxation, play, and entertaining. This mature garden provides a serene backdrop and

ample space for gardening enthusiasts or for creating a vibrant outdoor living area.

7. Driveway and Garage: Benefit from the convenience of a driveway with space for two cars, ensuring ample off-street parking. Additionally, a garage offers further parking or valuable storage options.

Location:

Situated in the vibrant and well-connected community of Highams Park, this home enjoys proximity to local amenities, reputable schools, scenic parks, and excellent transport links. The area offers a perfect blend of suburban tranquillity and urban convenience, making it an ideal location for families and professionals alike.

Conclusion:

This large 1930's semi-detached house in Highams Park is a diamond in the rough, ready to be transformed into a bespoke family home. With almost 1400 square feet of living space, a vast 150-foot garden, and extensive potential for modernisation and expansion, this property presents an incredible opportunity to create a home that perfectly suits your lifestyle. Don't miss out on this chance to craft your dream residence in a desirable and well-connected area. Schedule a viewing today and imagine the possibilities!