

Directions

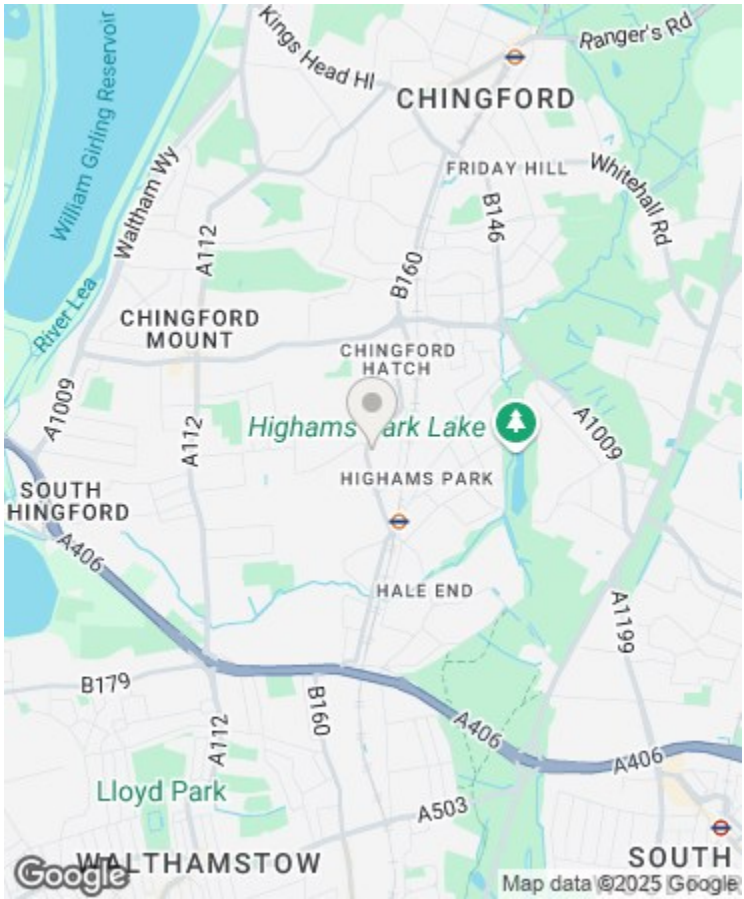
Viewings

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

EPC Rating

D

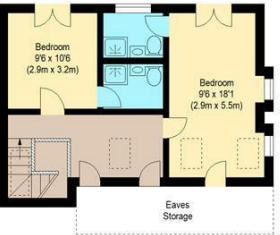
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



390 Larkshall Road, London, E4 9JB

Offers Over £1,100,000

- Six bedrooms
- Over 2500 square feet
- Large drive way
- Chain free
- Three reception rooms
- Semi-detached
- Modern electrics and heating system
- Well maintained
- Potential for further development
- Mature garden



First Floor

Second Floor

william rose

Larkshall Road, E4

Approximate Gross Internal Floor Area : 238.09 sq m / 2563 sq ft

Eaves Storage Area : 10.56 sq m / 114 sq ft

Garage Area : 23.89 sq m / 257 sq ft

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.

lpaplus.com

Date: 13/1/2025

390 Larkshall Road, London E4 9JB

Nestled on the charming Larkshall Road in Highams Park. This impressive chain free six bedroom semi-detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,563 square feet, this property is ideal for families seeking a generous home with ample room for both relaxation and entertainment. Chain free

Nestled in the heart of Highams Park, this expansive six-bedroom semi-detached family home exudes charm and character, boasting a generous plot with a commanding frontage. With ample parking for multiple vehicles, this property effortlessly combines practicality with timeless elegance.

Step inside to discover a spacious interior designed to accommodate the needs of modern family living. The home features two welcoming reception rooms, a dedicated dining room, and a well-appointed kitchen, perfect for entertaining or everyday life. Three of the six generously sized bedrooms benefit from en-suite bathrooms, offering comfort and privacy for family members or guests.

The beautifully maintained garden provides a serene outdoor retreat, with a harmonious blend of lush lawn and a paved patio area ideal for al fresco dining or relaxation. Adding to the appeal is a substantial garage, offering excellent storage or potential for further development, subject to planning permissions.

Offered to the market chain-free, this property is a rare opportunity to secure a spacious and versatile family home in a highly sought-after location. Highams Park offers a blend of suburban tranquility with excellent local amenities, schools, and transport links, making this an ideal choice for growing families.

Don't miss the chance to make this stunning property your forever home.

 6

 4

 3

 D

Council Tax Band: G

