



 NO PARKING
DISABLED ACCESS
REQUIRED AT ALL TIMES

Larkwood Road Chingford E4 9DT

Four Bedroom House With Off Street Parking And Garage To Rear £650,000 F/H



David Daniels Professional Property Services are delighted to offer for sale this four bedroom mid-terraced house that is ideally situated within a short walk of Memorial Park.

The Property comprises of off street parking to the front, through lounge, sunroom, ground floor w/c, spacious garage to the rear and two bathrooms one of which is an En Suite.



Entrance Via:
front door to porch - door to:

Hallway:
stairs ascending to first floor - radiator - doors to:

Through Lounge:



Through Lounge:



Sunroom:



Kitchen:



First Floor Landing:
Stairs ascending to second floor - doors to:

Shower Room:



Bedroom 3:



Bedroom 2:



Main Bedroom:



Rear Garden:



Bedroom 4:



En Suite



Rear Garden:



Second Floor Landing:
door to:

Garage:



Garage Exterior:



Additional Information:

Council Tax London Borough of Waltham Forest Band D

Parking: Off street parking

An Ofcom online search shows that there is likely voice and data coverage via the following mobile networks: EE, Three, O2

and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has Mains electric, Mains Gas, Mains water, mains sewerage and is heated via gas central heating.

the following restrictive covenants are noted on the title register:

1. No house shall be erected of less selling value than six hundred and seventy five pounds exclusive of stabling and other outbuildings Such houses to be similar to those already erected by Messrs A Peachey & Co Limited on the adjoining land. Each private dwellinghouse shall have a frontage of not less than nineteen feet No flats shall be erected on any part of the land.
2. No portion of the land conveyed shall except by leave of the Vendor be used as a road or way and no bricks or tiles shall be made or burnt upon or any earth chalk flints clay gravel or sand be dug or removed from the land except what may be necessary in excavating foundations for buildings.
3. No trade or business shall without the previous consent in writing of the Vendor be exercised or carried on or permitted to be exercised or carried on upon any part of the land nor shall any operative machinery be fixed or placed thereon No advertisement sign or placard shall be placed on the land other than a board of the usual size and description announcing that the premises are to be let or sold and nothing shall be done or permitted upon the land or in any building thereon which shall or may in the opinion of the Vendor or his Surveyor be or become an adjoining property No part of the land not built upon shall be used otherwise than as private ornamental or kitchen gardens or pleasure grounds only.
4. The Purchaser shall maintain on the boundary of the land on which the houses are excluded next the road a proper boundary fence which shall in no case exceed a height of four feet six inches without the written consent of the Vendor or his

Surveyor and also shall maintain in a good state of repair on the side of the land marked "T" on the plan hereon within the boundary on open pale or close weather board fence not exceeding five feet six inches in height.

5. All buildings or erections of every kind soever erected on any part of the land shall be built in a good substantial and workmanlike manner of the best materials and shall be of the style of building character and description shown by and in all other respects in accordance with the plans produced to and approved of in writing free of expense to the Purchaser by the Vendor or his Surveyor which approval shall not be withheld if the plans have been approved by the Local Authority 6. No building shall be erected on the land within fifteen feet of the road upon which the said land abuts except architectural dressings and bays of porches or balconies to the extent of five feet only." NOTE: The "T" marks referred to in Clause 4 above do not affect any boundary of the land in this title.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.



GROSS INTERNAL AREA (GIA) The footprint of the property 166.60 sqm / 1793.27 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features 20 includes warehouses, restricted head heights 152.73 sqm / 1643.97 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 10.58 sqm / 113.88 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 160.74 sqm / 1730.19 sqft
 IPMS 3C RESIDENTIAL: 153.78 sqm / 1655.27 sqft
 rpic id: 6076ca64c4cb0f0dcd3ca7ad



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.