



Approximate Gross Internal Area 1124 sq ft - 105 sq m  
(Excluding Outbuilding)  
Ground Floor Area 609 sq ft - 57 sq m  
First Floor Area 515 sq ft - 48 sq m  
Outbuilding Area 272 sq ft - 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Waltham Forest | Council Tax Band: E | Floor Area: 1125.00 sq ft



Larkshall Road, North Chingford, E4 6PD  
£700,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	78



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Request a Viewing: 020 8529 5500 Email: northchingford@wearechurchills.co.uk



LOCATION AND SPACE!!! Do not miss out on this spacious and extended three bedroom semi detached house which is tucked away in this slip road in the sought after North Chingford location and within easy walking distance to the main line station. The property which has been lovingly maintained by the present vendor benefits from ample off street parking to front, large extended kitchen diner/family room, additional large reception room, superbly spacious extended first floor family bathroom, additional ground floor wc, approx 40ft west facing rear garden with large outhouse/office with power and lighting and pedestrian side access. We feel that this fine property is ideal for the growing family, so an early internal viewing is a must to fully appreciate.

EPC Rating D

Council Tax Band E

