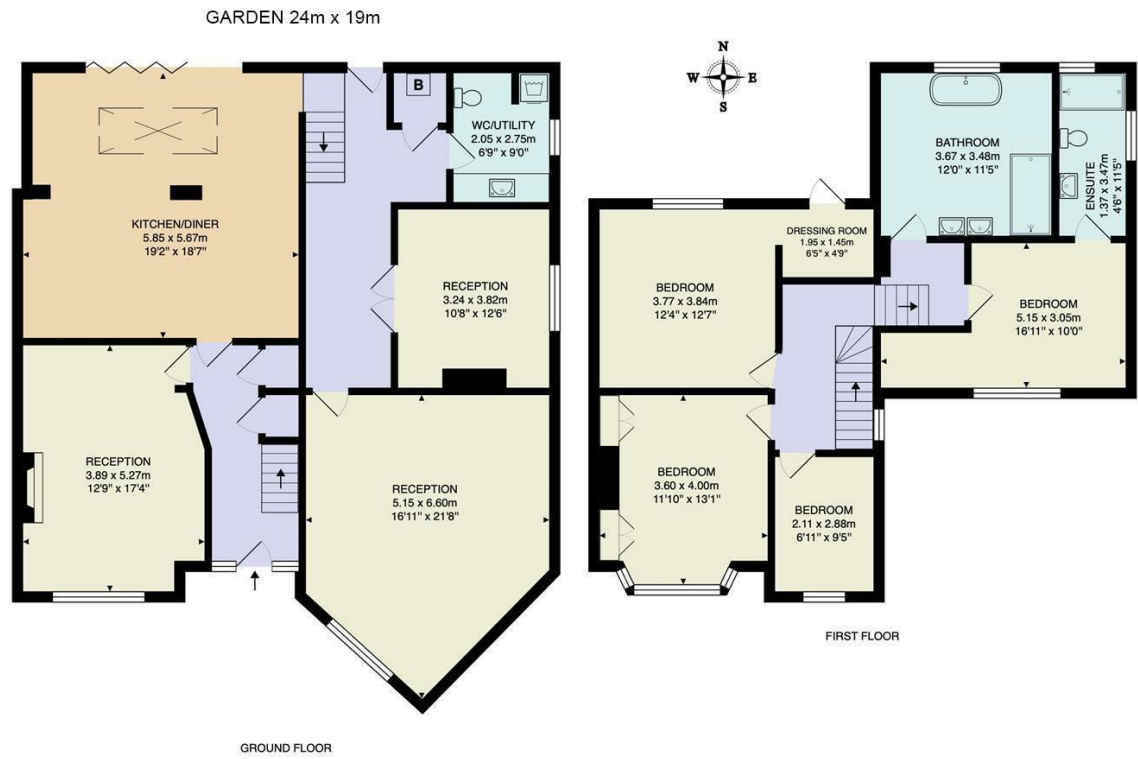
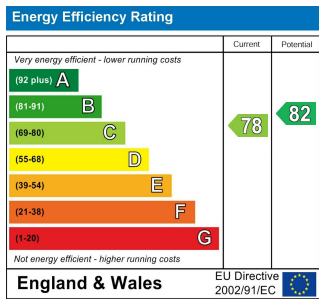




Total Area: 211.0 m<sup>2</sup> ... 2272 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## LARKSHALL CRESCENT, HIGHAMS PARK

### Offers In Excess Of £900,000 Freehold

### 4 Bed House



#### Features:

- Four Bedroom House
- 1930's Semi Detached
- Approx. 2272 Square Foot
- Short Walk to Highams Park Station
- Potential to Extend (STPP)
- Private Driveway
- Quiet Cul De Sac
- Moments from Larks Wood
- Large Corner Plot
- Downstairs WC and Utility Room

Set on a quiet cul de sac moments from Ainslie Wood, this substantial four bedroom 1930s semi-detached house occupies a large corner plot in a well-loved pocket of Highams Park. Extending to approximately 2,272 square feet, it offers generous and flexible living space, a private driveway and further potential to extend, subject to the usual planning permissions. Highams Park Station and the village centre are also within easy walking distance.

REQUEST A VIEWING  
0203 369 6444

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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IF YOU LIVED HERE...

The entrance hall sets the tone for the generous proportions found throughout. At the front, the largest reception room is filled with light from its broad angled bay window, while a second reception sits across the hallway. A third reception room lies further towards the rear, offering useful flexibility for family life, entertaining or working from home.

The kitchen and dining room stretches across the rear of the house, with a large central island, extensive cabinetry, rooflights and broad glazed doors opening onto the garden. Exposed brickwork brings warmth to the space, while the adjoining utility room and downstairs WC add welcome practicality without interrupting the main living areas.

Upstairs, four bedrooms are arranged around the central landing. One of the larger bedrooms has its own dressing room, while a separate bedroom on the opposite side of the floor has an en suite shower room. The remaining bedrooms are served by the generous family bathroom, which includes a freestanding bath, separate shower and twin basins. The house has been carefully maintained throughout, while the large corner plot offers exciting possibilities for the future, subject to planning permission.

WHAT ELSE?

- Highams Park Station is a short walk away, with direct Weaver line services to London Liverpool Street and connections to the Victoria line at Walthamstow Central.
- The village centre has a strong independent character, with local favourites including Vino Tap and the community-focused Stag & Lantern micropub.
- Ainslie Wood is moments away, offering ancient woodland, spring bluebells and peaceful walking routes, while Highams Park Lake and Epping Forest provide even more green space nearby.



A WORD FROM THE EXPERT...

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat.

If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4".

JON VIDAL  
E4 BRANCH MANAGER

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**Reception**  
12'9" x 17'3"

**Kitchen/Diner**  
19'2" x 18'7"

**WC/Utility**  
6'8" x 9'0"

**Reception**  
10'7" x 12'6"

**Reception**  
16'10" x 21'7"

**Bedroom**  
6'11" x 9'5"

**Bedroom**  
11'9" x 13'1"

**Bedroom**  
12'4" x 12'7"

**Dressing Room**  
6'4" x 4'9"

**Bathroom**  
12'0" x 11'5"

**Bedroom**  
16'10" x 10'0"

**Ensuite**  
4'5" x 11'4"

**Garden**  
100

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