



Reception
11'9" x 28'6"

Kitchen
7'6" x 10'7"

Bedroom
10'10" x 14'5"

Bedroom
7'0" x 7'6"

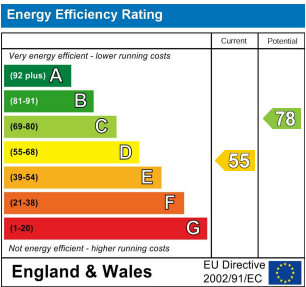
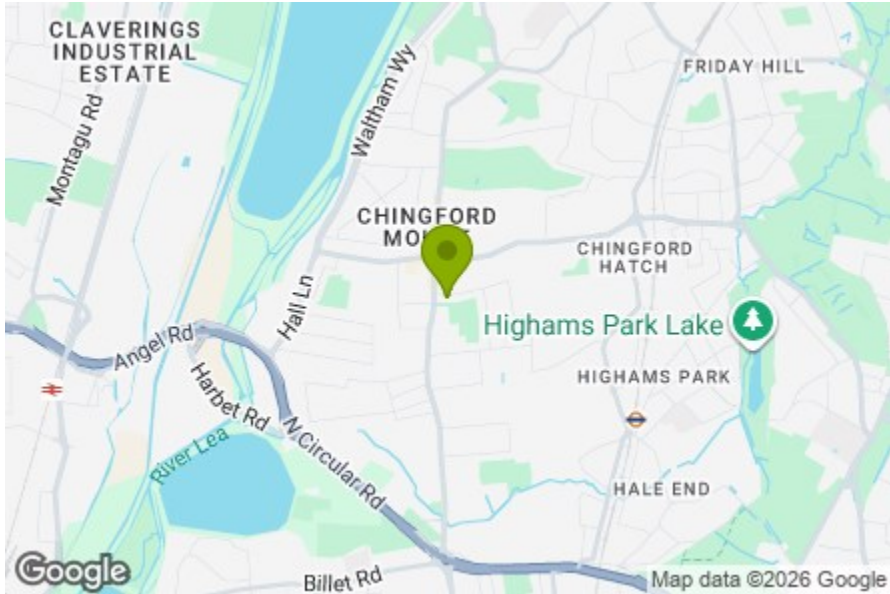
Bedroom
10'2" x 11'1"

Bathroom
7'8" x 7'8"

Bedroom
13'1" x 18'6"

Shower/ WC
6'5" x 5'10"

Garden
68'10" x 18'10"



LARKSWOOD ROAD, CHINGFORD

Offers In Excess Of £675,000 Freehold
4 Bed House - End Terrace



Features:

- Four Bedroom Home
- Two Bathrooms
- Mature South Facing Garden
- Arranged Over Three Floors
- Potential to Extend (STPP)
- Moments From Larks wood
- Short Walk to Highams Park Station
- Private Garage

This ideally located and generously sized four bedroom family home is arranged over three floors, with two bathrooms, generous living space and a mature south facing garden. There is also exciting potential to extend, subject to the usual planning permissions. This is an excellent location. Just a short hop from Epping Forest, it enjoys easy access to Highams Park and Walthamstow, offering a variety of transport options. Local amenities are excellent, yet with so much space to spread out at home, staying in will always be a pleasure

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IF YOU LIVED HERE.....

Step through the porch and into the entrance hall, where the home opens into an impressive through reception. A large bay window brings plenty of natural light into the front seating area, while the real fireplace creates a warm focal point. Towards the rear, there is ample room for a generous dining table overlooking the garden, making the space just as suited to everyday family meals as it is to having friends over. The separate kitchen sits beyond, with sleek cabinetry, integrated cooking appliances and direct access outside.

The mature south facing garden begins with a broad patio, ready for outdoor dining in the warmer months, before giving way to lawn, established planting and colourful borders. Back inside, the first floor is home to three bedrooms, including two spacious doubles, alongside the family bathroom.

The fourth bedroom occupies the converted loft, creating a peaceful principal retreat with excellent proportions, built-in

eaves storage and its own contemporary shower room. With its flexible layout and further potential to extend, subject to planning permission, this is a home that can continue to evolve alongside family life.

WHAT ELSE?

- Highams Park Station is a short walk away, with regular Overground services to Liverpool Street and straightforward connections via Walthamstow Central for the Victoria line.
- Larks Wood, Highams Park Lake and the wider Epping Forest are all close by, offering woodland trails, open green space and plenty of room for weekend walks.
- Highams Park has a strong local line-up, including Biba & Wren for coffee and brunch, Vino Tap for an evening drink and The Stag & Lantern for a relaxed catch-up with friends



A WORD FROM THE OWNER.....

"Highams Park is just a short walk (you can go through the woods which is lovely) and there are three bus routes to Walthamstow allowing easy access to the West End and the City alike. In fact, these are the routes we used daily. The outlook first attracted us to this house - overlooking the church at the front and the park at the back. The shops, coffee shops, and a range of green spaces are also just a stones throw away - we spent A LOT of time in the the woods during lockdown! There are a range of nearby schools, all of which are very good. "

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