

TOTAL FLOOR AREA: 2221 sq.ft. (206.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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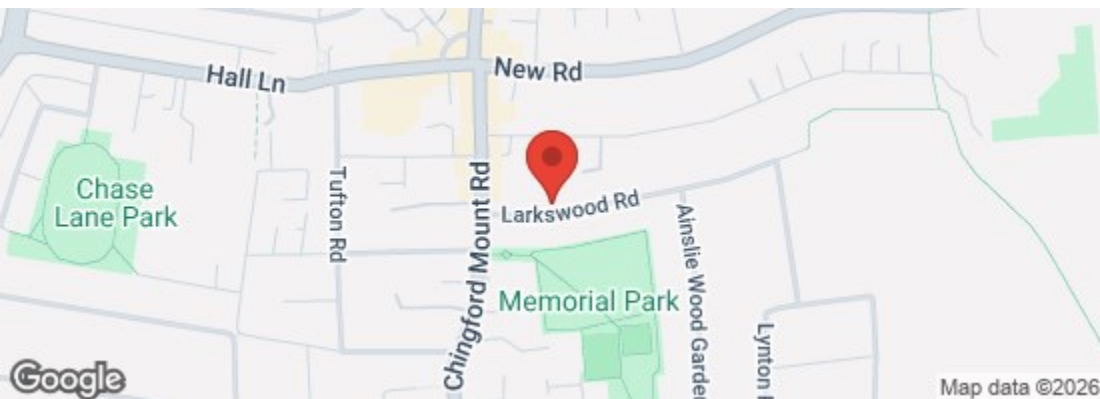
Council: Waltham Forest | Council Tax Band: E | Floor Area: 2221.00 sq ft

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Larkswood Road, Chingford, E4 9DS
 £900,000 Freehold

Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 5

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		58	73
	EU Directive 2002/91/EC		



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.

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One of the highlights of this property is its self-contained annex, a unique feature that adds significant flexibility to the home. This studio-style area includes its own kitchen and shower room, making it perfect for guests, extended family members, independent living, or use as a private office. The annex provides both extra privacy and functionality, bringing a new level of adaptability to the residence.

The primary living area contains four spacious bedrooms and four stylish ensuite bathrooms, making it well-suited for families. Central to the home is a sizable kitchen diner, crafted for both daily routines and social gatherings, ensuring ample room for cooking, eating, and spending time with family and friends. With a reception room for those cosy nights watching a movie or putting your feet up to read a book.

Outside, the property features a fantastic rear garden stretching approximately 100 feet. This generous outdoor space is ideal for entertaining, allowing children to play, or simply relaxing and enjoying the peaceful surroundings. also benefits from an integral garage and off-street parking for multiple vehicles, providing added convenience in this desirable location on Larkwood Road, Chingford, this impressive end-terrace house offers a blend of spaciousness and contemporary design spanning an impressive 2,221 square feet. – Close to shops, restaurants and public transport.

