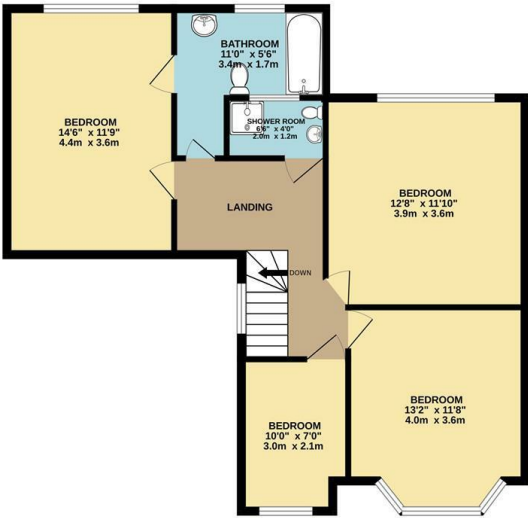




GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.

1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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: F | Floor Area: 1630.00 sq ft

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	



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.

CHURCHILL
estates



CHURCHILL
estates

Larkshall Crescent, Highams Park, E4 6NS
£800,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: 020 8524 0000 Email: southchingford@wearechurchills.co.uk



Nestled in the highly sought-after area of Larkshall Crescent, London, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 1,630 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

The house features a family bathroom as well as a separate shower room, ensuring ample facilities for the entire household. A notable highlight is the long standing side extension, which enhances the living space and allows for a seamless flow throughout the home. The property is designed to cater to the needs of contemporary living while maintaining a warm and inviting feel.

For those who value outdoor space, the house backs onto a serene wood, offering a tranquil retreat right at your doorstep. This natural setting is perfect for leisurely walks or simply enjoying the beauty of nature. Additionally, the property includes parking for two vehicles, a valuable asset in this bustling city.

Conveniently located close to Highams Park Station, residents will benefit from excellent transport links, making commuting to central London and beyond a breeze. This property presents a wonderful opportunity for those seeking a spacious family home in a desirable location. With its blend of family living in natural surroundings, it is sure to attract interest from discerning buyers.

