



Total Area (Excluding Eaves Storage & Garage): 130.7 m² ... 1407 ft²

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 £850,000 Freehold

4 Bed House - Semi-Detached

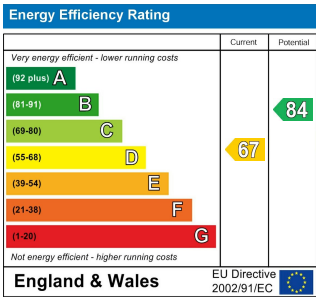
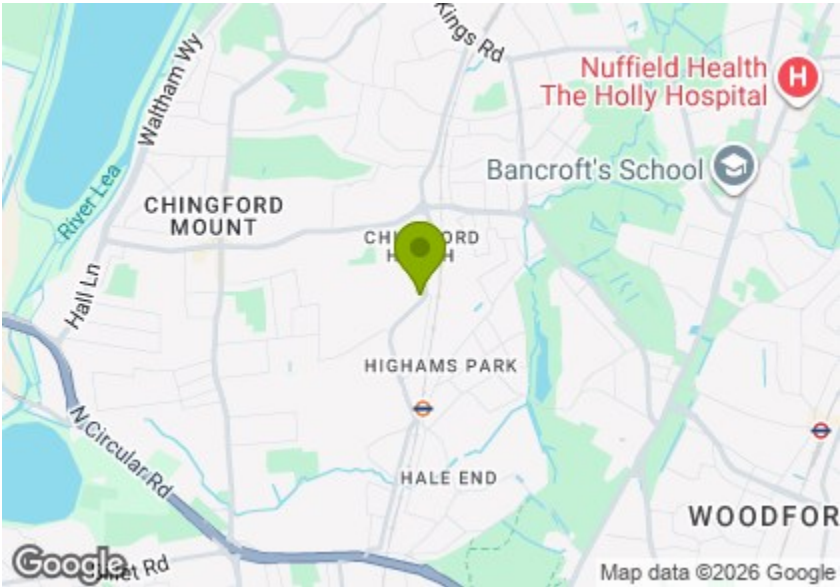


Features:

- Four Bedroom House
- 1930's Semi Detached
- Short Walk to Highams Park Station
- Approx. 1407 Square Foot
- Garden Backing onto Larks Wood
- Off Street Parking
- Private Garage
- Downstairs WC
- Loft Converted
- Being Sold Chain Free

Set on a quiet residential street in the highly sought-after Highams Park area, this bright and spacious four-bedroom 1930s semi-detached home offers an impressive array of features. Highlights include a secluded south-west facing garden backing onto Larks Wood, a private garage and driveway, a light-filled kitchen/diner, a ground-floor WC, a first-floor family bathroom and a converted loft with en-suite.

Beyond the home itself, you'll have fantastic food and drink spots close by, plenty of surrounding greenery, and Highams Park station just 0.6 miles away. It's a home that delivers space, setting and serenity all in one.



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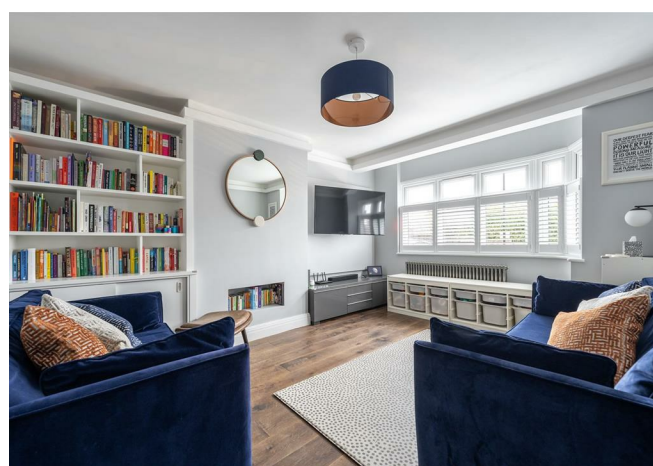
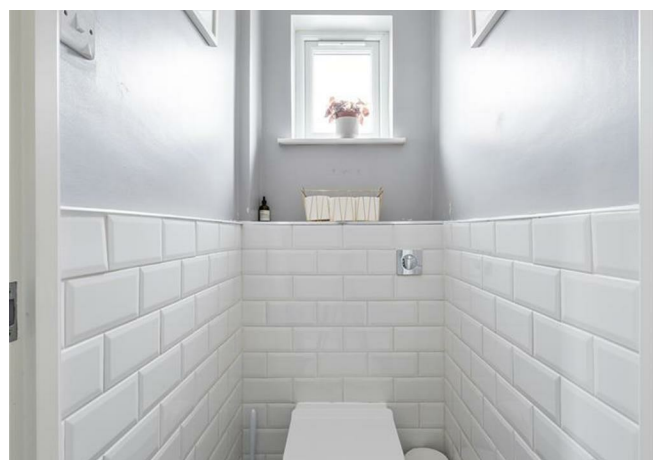
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#### IF YOU LIVED HERE...

Beyond that smart and spacious frontage, your reception is bright and beautiful with thoughtful touches ranging from the column radiator and bespoke shutters to the immaculate decor and custom carpentry.

At the rear, the light-filled kitchen/diner is a show stopper of a space, with smart units, hi-tech appliances, a breakfast bar and generous bi-fold doors which open up to the meticulously landscaped south-west facing rear garden. The fact that it backs onto Larks Wood means you've got a nice feel of seclusion, so relaxing on your generous patio will always feel like a pleasure.

Upstairs, the stylish family bathroom with separate WC features modern fittings. Three immaculate bedrooms including two doubles and a smaller room ideal as a nursery or home office. The loft conversion adds a spacious fourth bedroom/master with eaves storage and a brilliantly contemporary en-suite. Don't forget your ground floor WC, as well.

As for beyond, drivers will be delighted with the garage/driveway, but this is a fantastic area to explore on foot.... You're a short stroll from the lush greenery of Highams Park, where you'll find a tranquil lake, flower meadow, playground and a packed schedule of events during summer months.

Thanks to the railway crossing and clock tower, the Highams Park neighbourhood has a distinctly village-esque feel, and the amenities are just as charming. Not sure where to start? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only a 14 minute stroll to Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. It's two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line. The area is well served by buses and cycle routes too.

#### WHAT ELSE?

- Your new local is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. While the interiors are striking, it'll be the large gardens that beckons in summer. It's around five minutes on foot.
- Parents will be pleased to know you have an abundance of highly regarded schools in the area, one of the reasons the area is so popular with families.
- You're close enough to Chingford, Walthamstow and Woodford that you get to enjoy the benefits of those fantastic neighbourhoods too.



#### A WORD FROM THE OWNER....

"We have loved living at this property in Highams Park which is a short walk to the local train station, shops, cafes and restaurants. We are fortunate to back onto the ancient Larks Wood and playing fields which are great to look out onto as well as for walks. The Crescent is home to a mixed community of friendly residents who come together for street parties and various celebrations throughout the year and we are sure the next owners will enjoy living here."

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**Reception**  
11'9" x 14'9"

**WC**

**Kitchen/ Diner**  
21'1" x 15'5"

**Bedroom**  
7'3" x 9'7"

**Bedroom**  
10'5" x 15'3"

**Bedroom**  
10'5" x 12'1"

**Bathroom**  
7'6" x 6'5"

**WC**

**Bedroom**  
16'8" x 20'4"

**Ensuite**

**Garage**  
7'5" x 15'1"

**Garden**  
35'5" x 27'0"



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