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Larch Close, London E13 8SF



Guide Price £500,000 - £525,000

Located in the charming Larch Close, this delightful mid-terrace house offers a perfect blend of comfort and convenience in the heart of London. Built in 1980, the property boasts a well-designed layout that includes one spacious reception room, ideal for both relaxation and entertaining guests. With four good sized bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and comfortable. The location is particularly advantageous, with easy access to Custom House Station on the Elizabeth Line, providing swift connections to central London and beyond. Additionally, Plaistow Station is nearby, further enhancing your commuting options. For those who prefer to travel by bus, numerous routes are available, making it easy to explore the vibrant surroundings.

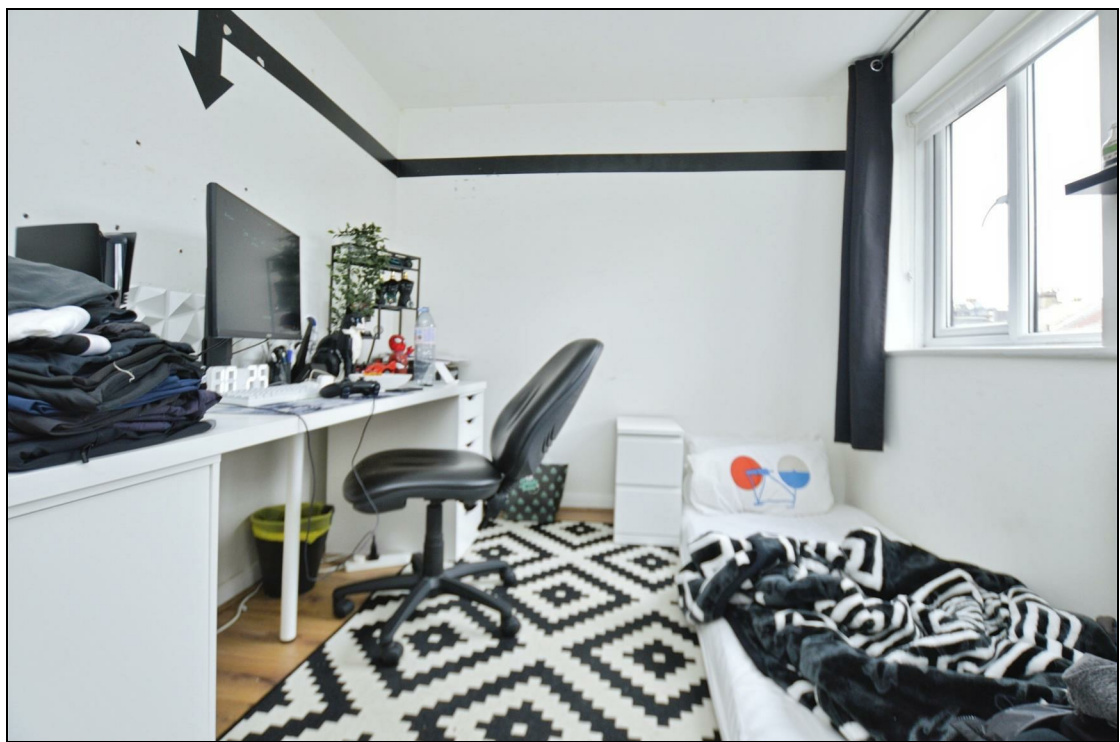
Larch Close is a peaceful residential area, perfect for families and professionals alike. The combination of spacious living areas, a prime location, and excellent transport links makes this property an attractive opportunity for anyone looking to settle in London. Whether you are a first-time buyer or seeking a family home, this house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely property your new home.

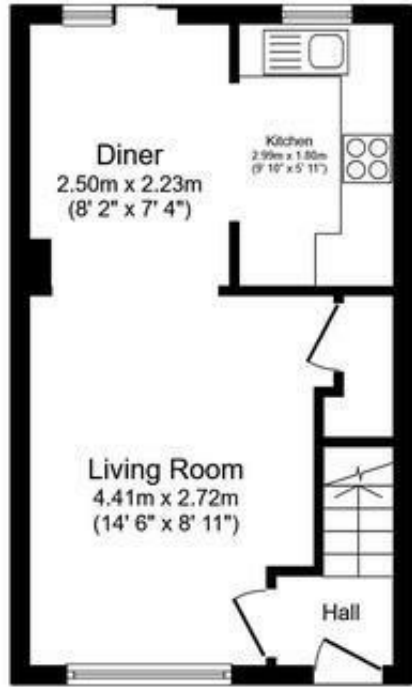
KEY FEATURES

- 4 bedrooms
- 1 modern bathroom
- Reception room
- Mid-terrace house
- Built in 1980
- Custom House station with Elizabeth Line
- Plaistow station - District and Hammersmith Line
- Easy access to bus routes
- Viewing recommended
- ** Disclaimer Some property photos have been digitally altered, enhanced, or virtually furnished to show how the space could look rather than its actual current condition **

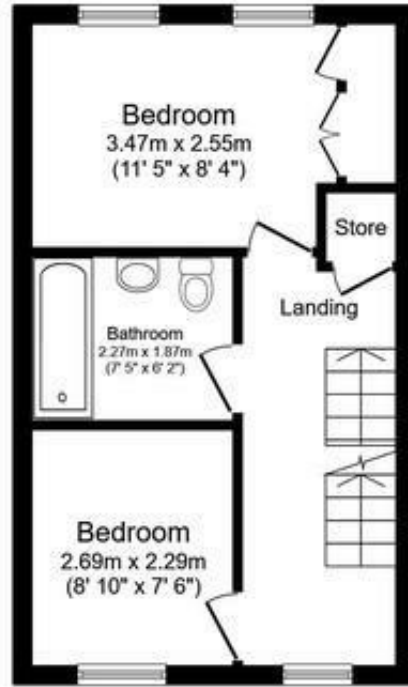




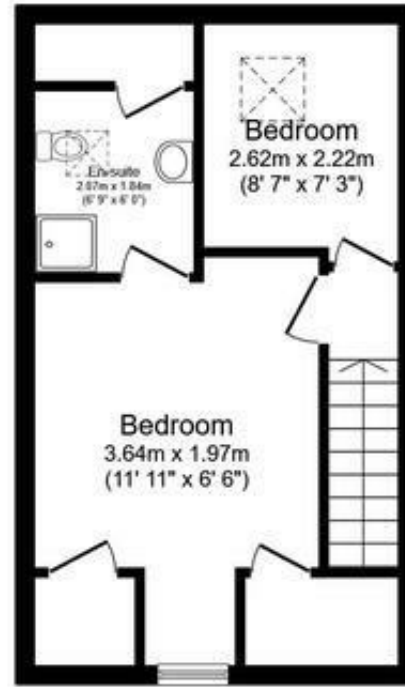




Ground Floor



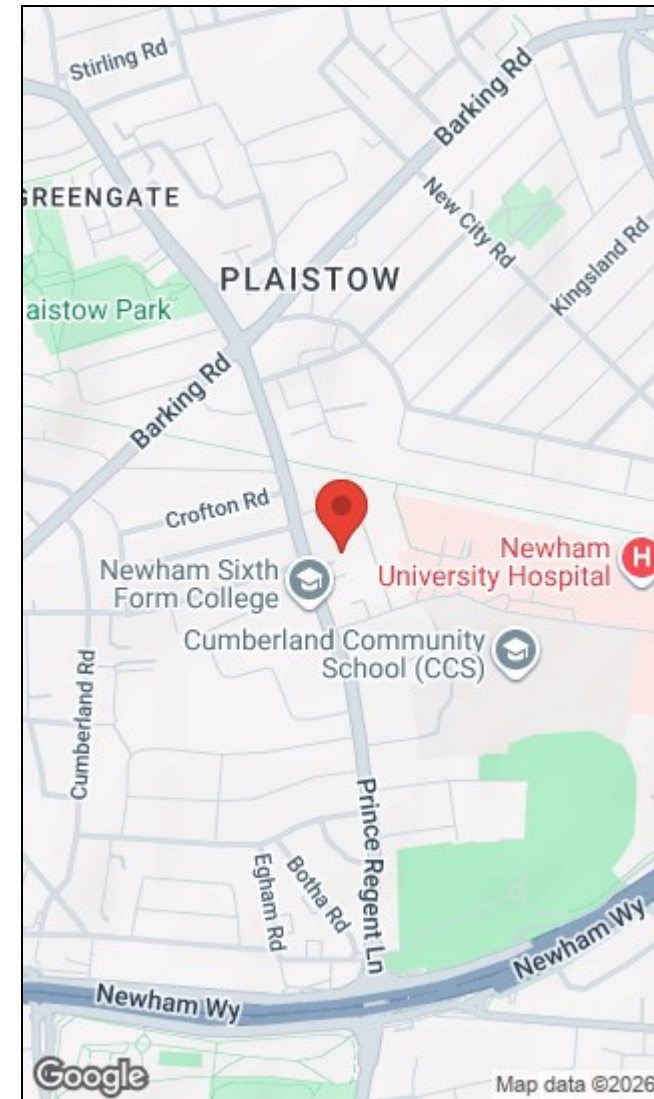
First Floor



Second Floor

Total floor area 86.3 sq.m. (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		77	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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