



Larkshall Road, Chingford, E4 6NH

£550,000  Coultons

## PROPERTY SUMMARY

Offering for sale this well proportioned semi-detached house situated on Larkshall Road in Chingford. The property benefits from three bedrooms, a spacious living room, a fitted kitchen opening onto a dining room, a ground floor guest WC, a first floor family bathroom, and a rear garden which is approximately 83ft in length. The garden has a paved patio area leading onto the lawn along with a spacious outbuilding to the rear and side access to the front where you will find off street parking.

The property is on a part of Larkshall Road which gives you easy access to the shopping areas of Chingford Hatch, Highams Park, Chingford Mount and Station Road in North Chingford with a vast array of independent retailers, coffee shops, bars and restaurants. Public transport includes local bus routes as well as Highams Park & Chingford Over Ground Stations (Weaver Line), with direct access into Liverpool street. You can also interchange onto the underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find many parks in Chingford along with vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. For families you will find many good schools in the area, both primary and secondary.

In our opinion this property will make a good family home and viewing is highly recommended.

3



1



2



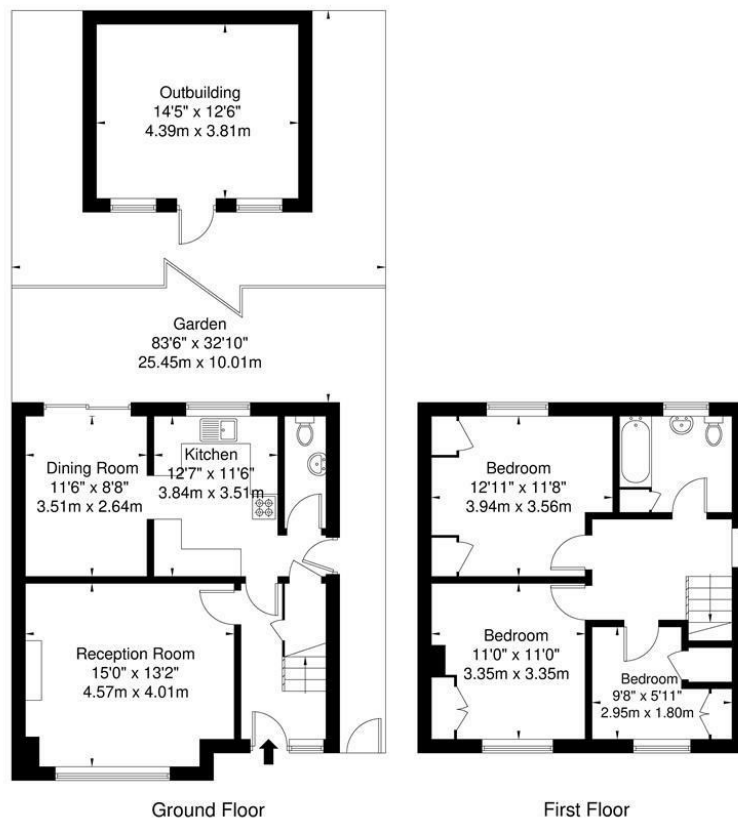






## Larkshall Road, E4 6NH

Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft  
 Outbuilding = 16.7 sq m / 179 sq ft  
 Total = 111.2 sq m / 1196 sq ft



### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## LOCAL AUTHORITY

Waltham Forest

## TENURE

Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 65                      | 73        |
|                                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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