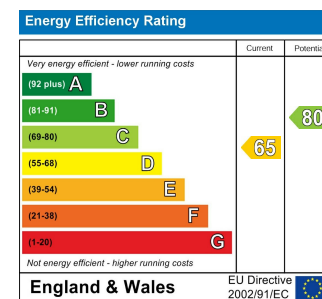
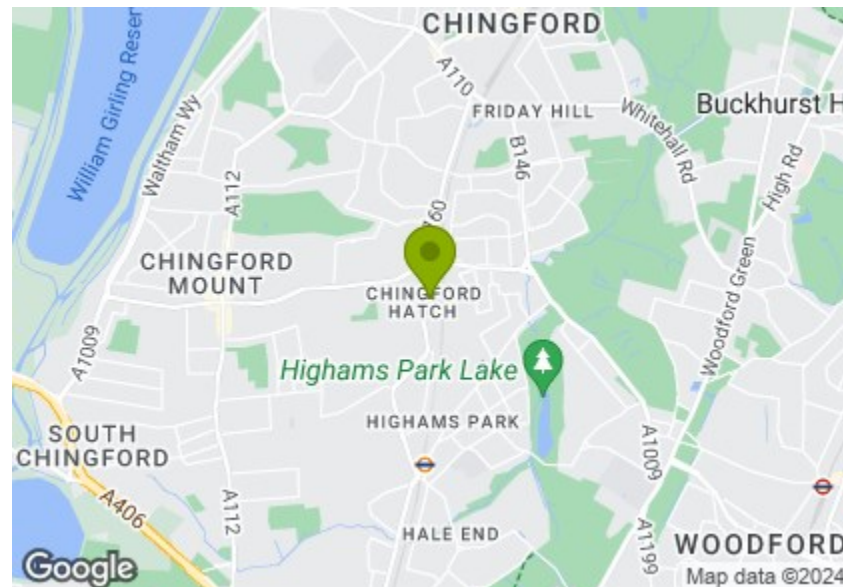




Total Area: 119.1 m² ... 1281 ft²

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 ROAD, HIGHAMS PARK

Offers In Excess Of £675,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Mid Terrace 1930's
- Easy Access to Highams Park and Chingford
- Approx 1281 Square Foot
- Potential To Extend (STPP)
- Circa 90 Foot Rear Garden
- Private Driveway
- Short Walk to Epping Forest
- Rear Access

A charmingly appointed, three bedroom 1930s family home, brimming with vintage style and character throughout. You have a tremendous conservatory and large garden to the rear, and the greenery of Epping Forest lies just a short stroll away.

You already have almost 1300 square feet of living space here, but there's more to be had should you choose to develop your substantial loft, as your neighbours have done (subject to the usual permissions).

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll be enjoying the generous 1930s proportions, with the first of your twin reception rooms coming in at a massive 195 square feet. Lovingly preserved original timber floorboards flow in underfoot from the hallway, while that oversized bay window fills the space with natural light and a gorgeous exposed brick hearth sits below an ornate period mantel. Next door your dedicated dining room adds another 180 square feet of sociable space (what a through lounge they'd make...) with French doors leading out to your rear garden.

It's quite the outdoor solace. Your patio gives way to a lawn stretching away for almost 100 feet, surrounded by timber fencing and greenery. Best of all, backing onto nothing but allotments, you're barely overlooked with lovely clear skies on the horizon. Back inside, your substantial conservatory lets you enjoy those views all year round, and is laid handily open to the kitchen, where the ground floor's completed by neat mint green cabinets, classic chessboard floor tiles brass fittings and white marbled worktops.

Upstairs, and your principal bedroom is yet another showcase for

those splendid period proportions, a stately affair of more than 200 square feet with rich, dark vintage floorboards underfoot and a pleasant tranquil green colour scheme. Bedroom two's another substantial double, with garden view, while your sleeping arrangements are completed by a generous single, also ideal for use as a home office or nursery. Finally, your family bathroom's finished in sky blue and white, featuring both a tub and walk in shower.

WHAT ELSE?

- Highams Park overground is a fifteen minute walk or three minute cycle, for direct twenty three minute runs to Liverpool Street. Alternatively, ride two stops and five minutes for Walthamstow Central and a quick swap to the Victoria line.
- Your new local is the much loved Larkshall Pub, literally right across the road for delicious food, fine wines and real ales.
- Parents will be pleased to find three 'Outstanding' primary schools all less than a twenty minute stroll away. A dozen more primary/secondaries, rated 'Good', are just as close.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL
E4 BRANCH MANAGER

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Reception 1
13'10" x 15'3"

Bedroom 2
9'2" x 8'0"

Reception 2
12'0" x 13'1"

Bedroom 3
12'4" x 13'1"

Kitchen
8'8" x 8'8"

Bathroom
8'4" x 7'6"

Conservatory
8'10" x 15'7"

Garden
89'10" x 21'3"

Bedroom 1
13'8" x 15'3"



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