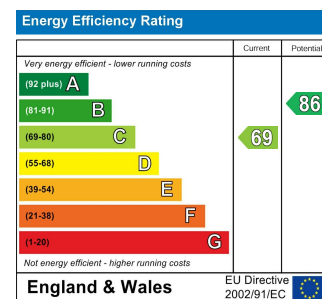




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 £650,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- 1930's Mid Terrace
- Approx 975 Square Foot
- Short Walk to Highams Park Station
- Potential to Extend (STPP)
- Moments from Epping Forest
- Rear Access on to Linnett Close
- Chain Free
- Downstairs WC
- Circa 80 Foot Rear Garden

A handsome three bedroom 1930's terrace, complete with huge garden and the unique selling point of a handsome garden studio. Outside you have all the amenities of Highams Park station just a half mile on foot.

The open space of Highams Park itself is all also within easy walking distance. Acres of rolling greenery, superb views over London and the famous Highams Park Lake, all at your fingertips.

REQUEST A VIEWING
0203 369 6444

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

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

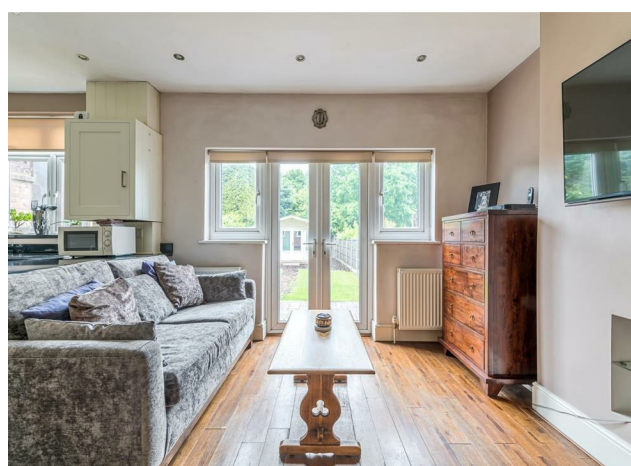
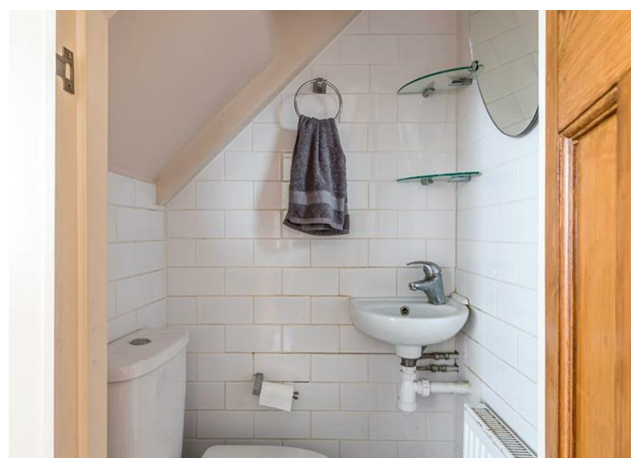
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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0203 325 7228

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IF YOU LIVED HERE...

Your grand entrance way is immediately welcoming, with the soft grey staircase ascending on the left and rich dark hardwood flooring flowing away on into your large lounge on the right. Totalling a bright and airy 175 square feet, with a designer suspended hearth, soft cream walls and a constellation of recessed spotlights overhead, this is a superb spot for welcoming guests. To the rear you have a huge 200 square foot kitchen/diner, the kitchen area artfully divided by a breakfast bar and home to a full suite of fitted cabinets, Dublin sink, integrated appliances and glossy quartz effect worktops.

The dining area comes bathed in light, courtesy of double French doors framing lush leafy views of your extensive rear garden. Step out here for a large patio, perfect for BBQs, giving way to an immaculate length of lawn, flanked by high timber fencing and with nothing but mature greenery on the horizon. Upstairs You have a pair of substantial double bedrooms, plus a generous single and your family bathroom, impressively tiled in large format slate from top to bottom.

Outside and, as noted, you have Highams Park overground just a half mile on foot. From here it's just twenty three minutes direct to Liverpool Street, or five to Walthamstow Central for a quick jump to the Victoria line. Parents will be pleased to find a dozen 'Outstanding' or 'Good' primary schools all less than a mile away, with a further five secondaries, just as close and just as well rated.

WHAT ELSE?

- Your new local, The Larkshall, is a much loved family friendly gastropub affectionately known as The Lark by locals. Delicious food and a lovely beer garden are just two minutes away on foot.
- With your loft space so far untouched, you have the potential to follow your neighbours' lead and add a whole new storey (subject to the usual permissions) making this a home that will serve your needs for years to come.
- That dual aspect, 200 square foot, fully powered garden studio is at your disposal, ideal for use as a guest room, home study or exercise studio. It also backs onto Linnett Close for rear access.



A WORD FROM THE OWNER.....

"I love everything about the house, it's on a lovely quiet crescent and all the neighbours are so friendly. I will be sad to leave."

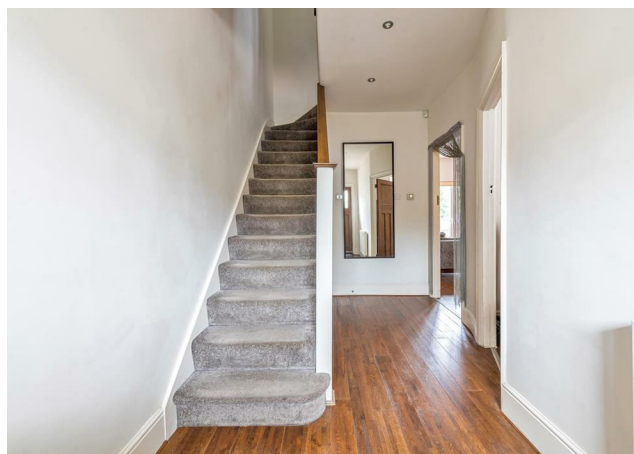
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Garden
78'8" x 20'1"

Garden Room
12'4" x 18'5"

Hall

Storage

WC

Lounge
12'11" x 13'5"

Kitchen/ Dining Room
19'1" x 12'5"

Bedroom
6'10" x 8'4"

Bedroom
12'0" x 13'5"

Bedroom
12'5" x 12'5"

Bathroom
6'4" x 6'10"

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