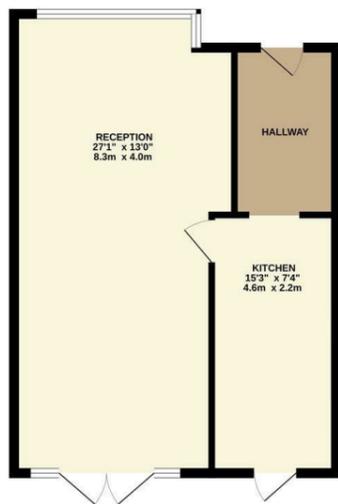


GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given. Made with Metropac (2024).

Council: Waltham Forest | Council Tax Band: D | Floor Area: 988.00 sq ft



**CHURCHILL**  
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Larkshall Road, Highams Park, E4 9HY  
Offers Over £600,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</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>		<b>25</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)



Welcome to this charming property located on Larkshall Road in the desirable area of Highams Park. This delightful house boasts a Through Lounge, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Spanning across 988 sq ft, this house offers a cosy yet spacious environment for you to call home. Additionally, the mature garden provides a tranquil outdoor space where you can unwind and enjoy the beauty of nature.

Conveniently located near Highams Park Station, commuting to work or exploring the city is a breeze. The panoramic views from the property add a touch of serenity to your everyday life, creating a peaceful retreat from the hustle and bustle of the city.

With a detached Garage to Rear and in this sought-after location this property makes it a prime investment opportunity for those looking to settle down in a vibrant and welcoming community.

Don't miss out on the chance to own this lovely home, offering comfort, style, and a touch of elegance in every corner. Book a viewing today and step into your dream home on Larkshall Road!

