



Larkshall Crescent, Chingford,  
Price Range £900,000



MILLERS  
ESTATE AGENTS

\* PRICE RANGE £900,000 - £950,000 \* EXTENDED SEMI DETACHED HOME \* FOUR RECEPTIONS \* BEDROOM WITH ENSUITE \*

Nestled in the desirable cul de sac Larkshall Crescent, Chingford, this fabulous semi-detached extended house offers a perfect blend of character and modern living. Spanning an impressive 2,183 square feet, this extended home boasts an exceptionally spacious ground floor, ideal for flexible living arrangements.

Upon entering, you are greeted by a welcoming hallway that leads to a cosy lounge, complete with a charming feature fireplace with open grate, perfect for those chilly evenings. The heart of the home is undoubtedly the wonderful open-plan living area, which features a well-fitted kitchen with a central island. This space seamlessly flows into a dining and TV area, enhanced by bi-fold doors that open onto the rear garden, allowing natural light to flood in through the lantern skylight above.

Descending a few steps, you will find an inner hallway that leads to an entertainment or games room, complete with a bar, as well as an additional family room, also featuring a fireplace. This versatile space includes a cloakroom and utility room, and could easily serve as an annexe if desired.

The first floor is equally impressive, featuring a master bedroom with an ensuite shower room, alongside three further bedrooms, one of which boasts a walk-in wardrobe. A spacious five-piece family bathroom completes this level, ensuring ample facilities for all.

Externally, the property offers a paved front garden providing off-street parking for several vehicles. The rear garden is a true delight, featuring a decking area that leads to a garden room equipped with power and light, alongside an expansive lawn area to the rear and side, perfect for outdoor entertaining or family activities. This remarkable home is ideally located close to all local amenities, making it a perfect choice for families or those seeking a spacious & characterful residence in a vibrant area.





## Entrance Hall

## Living Room

17'4" x 12'7" (5.29m x 3.84m)

## Kitchen/Dining Room

18'8" x 19'0" (5.69m x 5.80m)

## Inner Hallway

## Cloakroom/ Utility

8'11" x 6'8" (2.71m x 2.04m)

## Family Room

12'6" x 10'10" (3.81m x 3.29m)

## Entertainment Room

21'1 x 16'3 (6.43m x 4.95m)

## First Floor Landing

## Bedroom 1

10'0" x 10'10" (3.04m x 3.29m)

## En-suite Shower Room

11'4 x 4'6 (3.45m x 1.37m)

## Bedroom 2

13'3" x 9'11" (4.05m x 3.01m)

## Bedroom 3

12'7" x 10'5" (3.83m x 3.17m)

## Walk-in Wardrobe

6'5 x 4'9 (1.96m x 1.45m)

## Bedroom 4

9'5" x 6'11" (2.86m x 2.10m)

## Bathroom

11'5 x 12' (3.48m x 3.66m)

## EXTERIOR

## Front Driveway

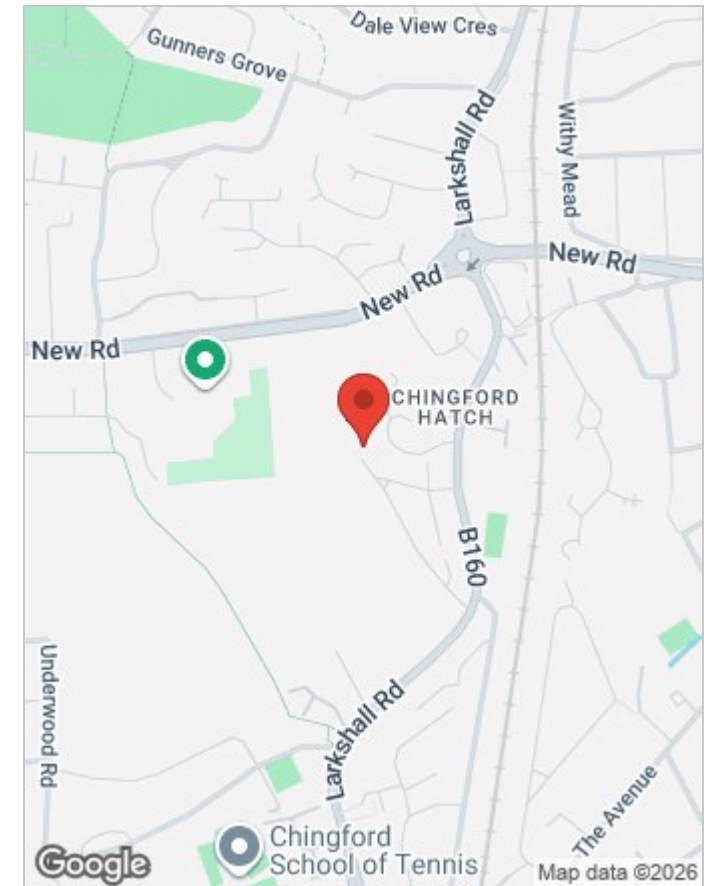
## Rear Garden

100' max x 64' max (30.48m max x 19.51m max)

## Garden Room

13' x 10'8 (3.96m x 3.25m)





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Millers Office on 01992 560555  
if you wish to arrange a viewing appointment for this property or require further information.

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