



**Guide Price**  
**£600,000**

**Freehold**

3x  1x  2x 

**Larkshall Road,  
Chingford, E4**





## Main features

- Double garage to rear & loft room
- Close to Highams Park station & excellent bus routes
- Close to local shops & restaurants
- Good local schools nearby
- Lots of parks & green space close by

## Accommodation

### GROUND FLOOR

Living Room: 14'1 x 12'10 (4.30m x 3.91m)

Lounge/Diner: 12'6 x 11'6 (3.81m x 3.51m)

Kitchen: 15'0 x 7'5 (4.58m x 2.26m)

Lean To: 12'10 x 5'7 (3.91m x 1.70m)

### FIRST FLOOR

Bedroom 1: 13'7 x 11'10 (4.14m x 3.61m)

Bedroom 2: 12'11 x 12'5 (3.94m x 3.79m)

Bedroom 3: 10'10 x 7'0 (3.30m x 2.14m)

Bathroom

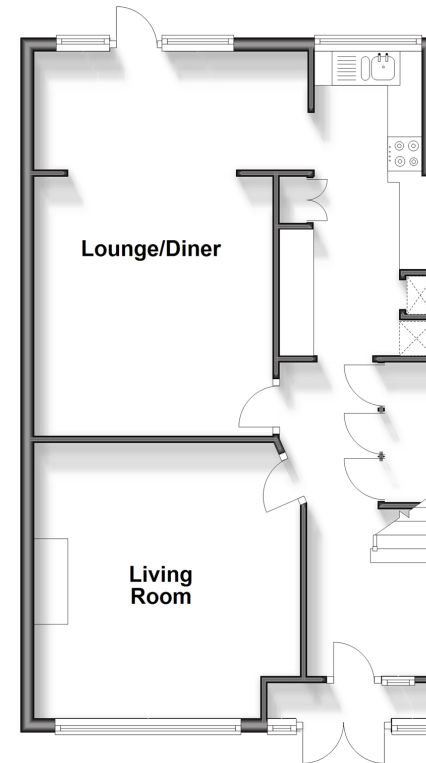
### OUTSIDE

Garage: 19'8 x 17'6 (6.00m x 5.34m)

Rear Garden

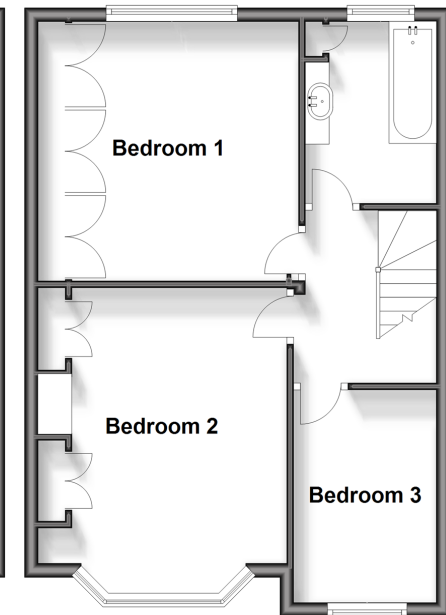
### Ground Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



### First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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