



**Price**  
**£640,000**

**Freehold**

3x  1x  2x 

**Larkshall Road,  
Chingford, E4**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Brand new refurbished 1930's house
- Large garden and a garage
- Modern kitchen/diner
- Trendy bathroom
- Great potential for extending (STPP)
- Short walk to Highams Park Station and local shops and restaurants

## Accommodation

### GROUND FLOOR

Lounge: 12'9 x 3'7 (3.89m x 1.09m)

Living Room: 12'4 x 11'5 (3.76m x 3.48m)

Kitchen: 8'9 x 7'5 (2.67m x 2.26m)

Conservatory: 14'8 x 6'2 (4.47m x 1.88m)

### FIRST FLOOR

Bedroom 1: 13'4 x 11'9 (4.07m x 3.58m)

Bedroom 2: 12'3 x 10'9 (3.74m x 3.28m)

Bedroom 3: 8'4 x 7'3 (2.54m x 2.21m)

Bathroom

### OUTSIDE

Front Garden

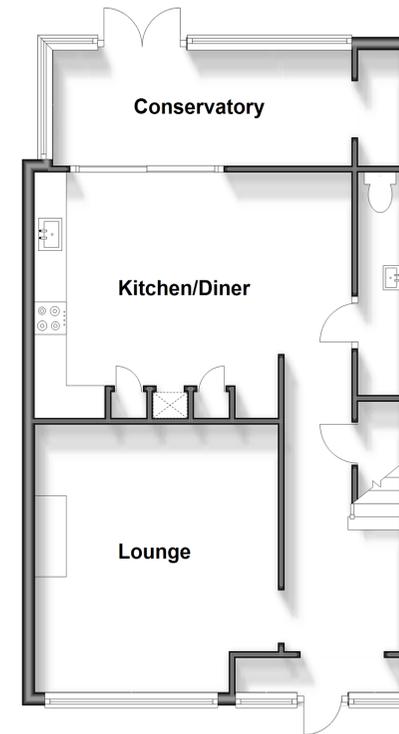
Rear Garden

**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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

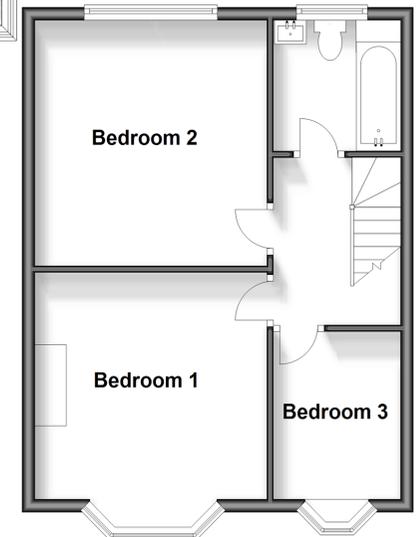
### Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



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