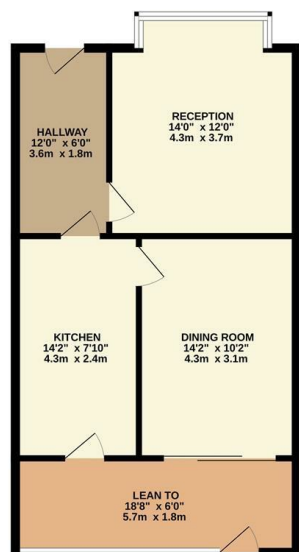
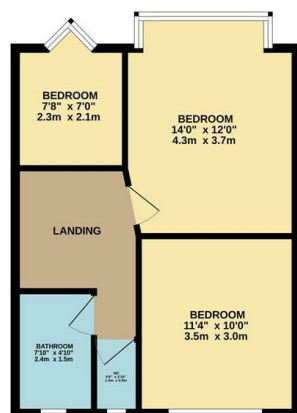




GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, options and appliances shown here are not intended to be guaranteed as to their availability or efficiency can be given. Made with Bluebeam® CADWALDRER

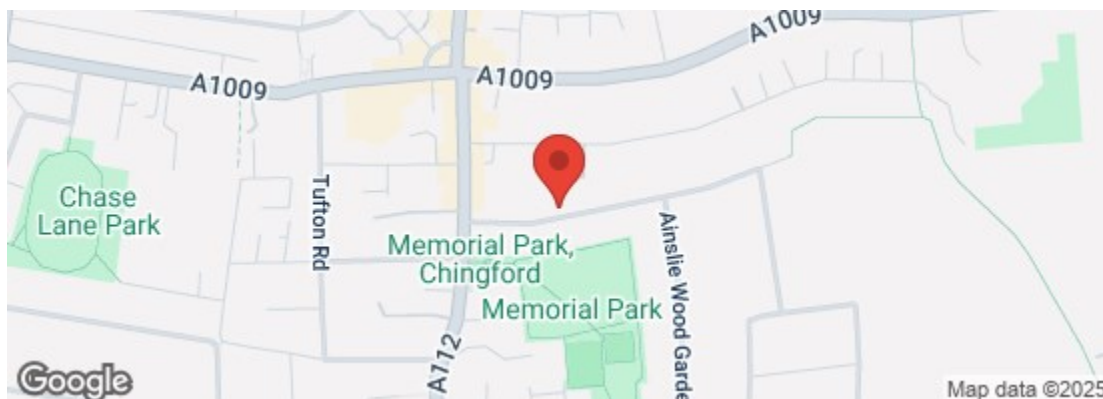
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1031.00 sq ft

CHURCHILL
estates

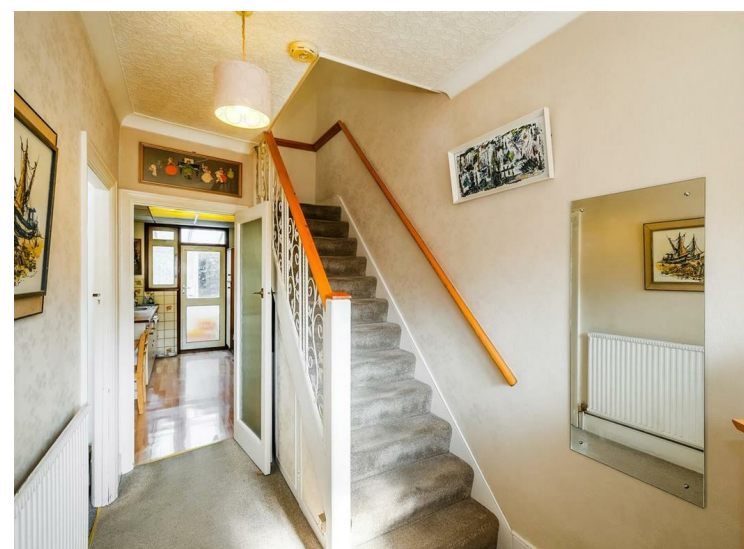
Larkwood Road, Chingford, E4 9DS
£550,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

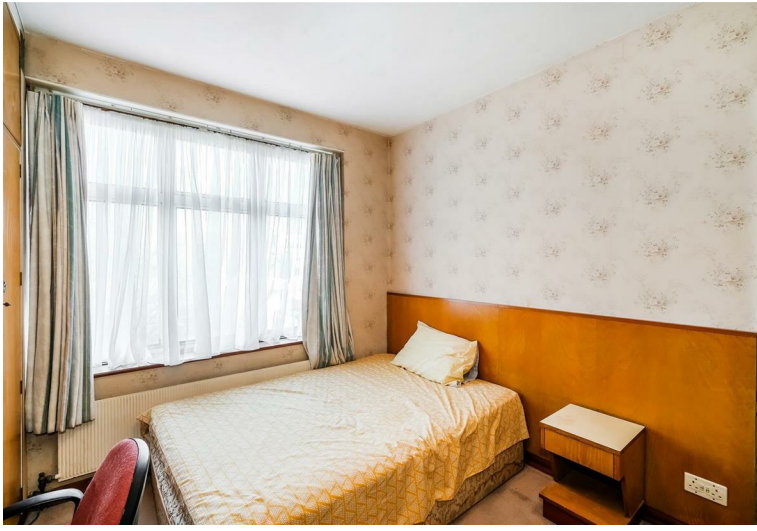
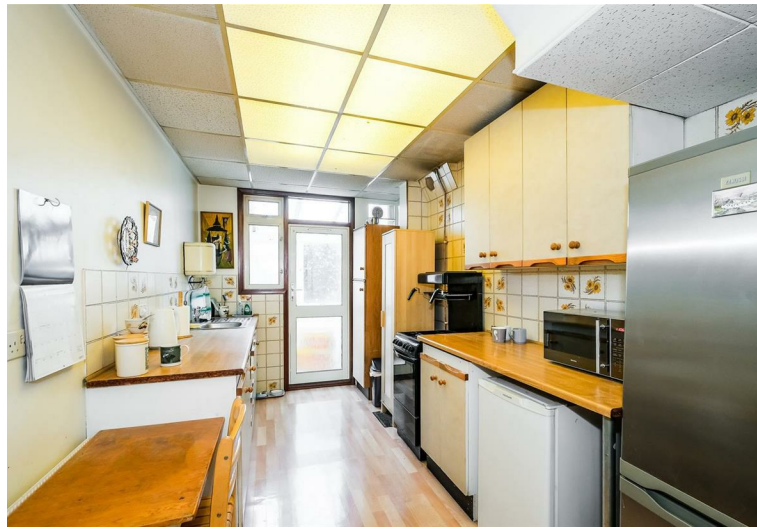


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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@wearechurchills.co.uk



Nestled on the charming Larkwood Road in Chingford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,031 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living or guests, while the bathroom is conveniently located to serve the household. With its detached Garage with Inspection Pit to rear this would also suit a car enthusiast.

Constructed between 1930 and 1939, this home retains a sense of character and warmth, making it a welcoming retreat. The property is ideally situated close to local shops, ensuring that daily necessities are just a short stroll away. Additionally, the nearby park offers a lovely green space for leisurely walks, picnics, or outdoor activities, perfect for families and nature enthusiasts alike.

This residence presents an excellent opportunity for those seeking a comfortable family home in a vibrant community. With its prime location and spacious layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own.

