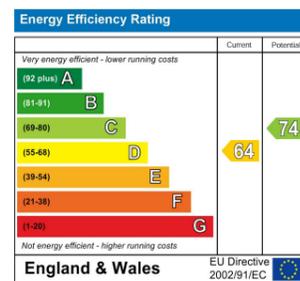
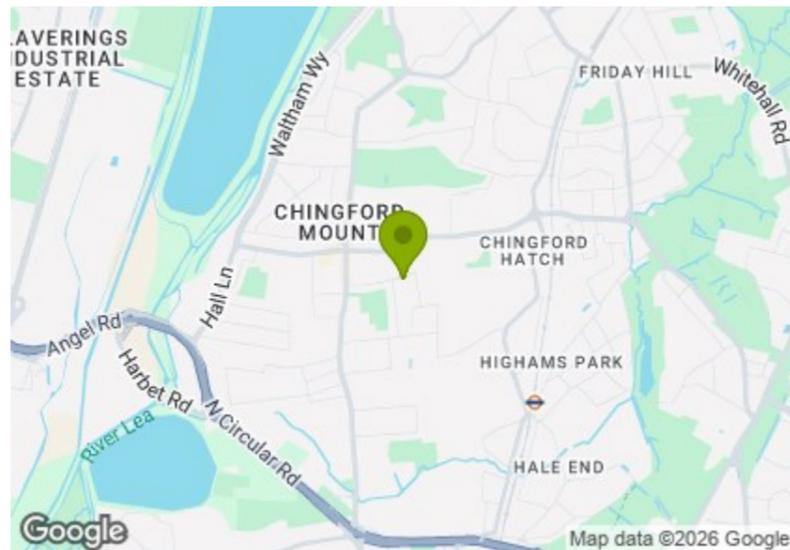




Total Area (Excluding Garages & Garden): 127.1 m² ... 1476 sq ft
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given.



LARKSWOOD ROAD, CHINGFORD

Offers In Excess Of £735,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedroom House
- End of Terrace 1930's
- Easy Access to Highams Park, Chingford and Walthamstow
- Private Driveway with EV Charger, Garage and Side Access
- Approx. 1476 Square Foot
- Potential to Extend (STPP)
- Downstairs WC
- Moments from Larks Wood
- Private Double Garage and Workshop Area at Rear
- Circa 53 Foot Rear Garden

This ideally located and generously sized four-bedroom 1930s end-of-terrace home offers highlights aplenty, from the multiple living spaces and ground floor WC to the two first floor bathrooms, south-facing garden with side access and a double garage and workshop area at rear, off-street parking, and private garage. It also offers excellent potential to extend, already coming in at 1476 square foot.

Then there's the excellent location... Just a short hop from Epping Forest, it enjoys easy access to Highams Park and Walthamstow, offering a variety of transport options. Local amenities are excellent, yet with so much space to spread out at home, staying in will always be a pleasure.

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IF YOU LIVED HERE...

Beyond the private driveway and garage, you'll discover a beautifully proportioned home, thoughtfully laid out to maximise space, a hallmark of 1930s design.

The scale is impressive. Both the large front and rear receptions feature period details, including striking mantelpieces, ornate coving, and generous glazing. The kitchen sits at the rear, opening onto a dining area, ideal for a dining room with gorgeous garden views. The south-facing garden stretches 53 ft, with side access and a huge double and workshop area at the rear, which could be used in countless ways.

Upstairs, you'll find four generous bedrooms and two bathrooms, alongside the convenience of the ground floor WC.

While the home retains much of its original 1930s character, there's plenty of scope to modernise and put your own stamp on it, making it the perfect canvas for someone looking to blend period charm with contemporary style - in an incredibly family friendly area (so easy to justify the effort!).

Highams Park station is just a mile away, or you can hop on a bus to

Walthamstow Central for the Victoria Line. Hoe Street's vibrant food, drink, and entertainment scene is within easy reach, now featuring the Soho Theatre. But you'll find plenty of food and drink-based perks closer to home, including Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Mood Lift, while up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem. Not to mention the numerous bars and restaurants in nearby North Chingford.

The neighbourhood is home to a huge amount of greenery; you're moments from Larks Wood, Memorial Park is minutes away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Drivers, already happy about that private driveway and garage, can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- You're only a nine minute walk from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.
- Parents will be pleased to know you have an abundance of great schools in the area, one of the reasons it's so popular with young families.



A WORD FROM THE OWNER...

"We have enjoyed living here for the last 30 years because it's only a few minutes walk to local woodland with its peace and quiet and wildlife.

We've found it easy to get anywhere by public transport, with the bus stop only five minutes away and frequent buses to Walthamstow to connect with the Victoria line at Walthamstow Central and Blackhorse Lane. Also, we are less than 20 minutes to Highams Park London overground station to Liverpool Street. By car, it's only a twenty minute drive to Junction 26 on M25."

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Reception
11'10" x 13'8"

Bedroom
9'11" x 11'2"

Reception
10'4" x 24'9"

Bedroom
8'5" x 14'2"

Dining Room
9'1" x 8'9"

Bathroom
9'2" x 5'4"

WC

Bathroom
7'6" x 4'11"

Kitchen
7'4" x 21'4"

Double Garage + Workshop
28'4" x 16'11"

Bedroom
17'0" x 7'7"

Garage
9'4" x 16'2"

Bedroom
9'3" x 9'6"

Garden
30'10" x 52'11"



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