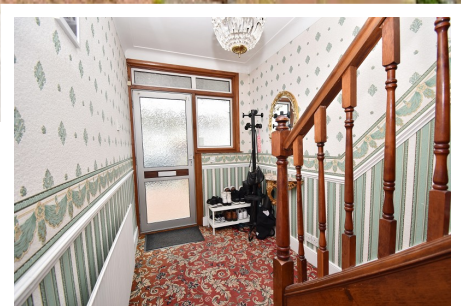


# McRae's

Larkwood Road, Chingford, London. E4 9DS

“A Nicely Arranged 3 Bedroom Terrace House  
Located In A Popular Residential Avenue  
Includes Off Street Parking”



**£1,950 Monthly**

Available from early May 2024, unfurnished this sizeable 3 bedroom centre terrace house offers a spacious internal layout, off street parking to front, and to the rear, a useful garage/store.

The accommodation briefly comprises a reception hall, open plan lounge dining room, extended 'L' Shaped kitchen breakfast room/Utility, whilst the first floor in addition to the bedrooms offers a modern bathroom W.C.

The location of this house is ideal for Chingford Mount shopping facilities and within reasonable walking distance of Highams Park Village and Mainline Station, Serving London Liverpool Street.

### Entrance

**Reception Hall** (16' 0" x 5' 09") or (4.88m x 1.75m)

Access here to the main reception room and kitchen. Stairs to first floor.

**Lounge Dining Room** (26' 08" x 14' 06" Max) or (8.13m x 4.42m Max)

A big open plan family living room, with plenty of space.

### Kitchen Breakfast Room Utility

**Kitchen Area** (10' 05" x 7' 03") or (3.18m x 2.21m)

Nicely fitted with some appliances included.

**Breakfast Utility Area** (17' 02" x 5' 03") or (5.23m x 1.60m)

A versatile addition to the living space, with access on to the rear garden.

### First Floor Accommodation

**Landing** (7' 06" x 7' 06" Max) or (2.29m x 2.29m Max)

Approached from a return staircase with half landing and with access to each bedroom leading off.

**Bedroom 1** (14' 08" x 10' 08" Max x 9' 0" Min) or (4.47m x 3.25m Max x 2.74m Min)

To the front of the property and overlooking Larkswood Road, a nice size, with some fitted wardrobes and a bay to front elevation.

**Bedroom 2** (10' 09" x 10' 03") or (3.28m x 3.12m)

To the rear of the house and having an outlook over gardens, another double size bedroom with cupboard housing the gas boiler.

**Bedroom 3** (8' 03" x 7' 05") or (2.51m x 2.26m)

A good single room with an oriel bay to the front elevation, radiator to one side.

**Family Bathroom** (7' 03" x 7' 05") or (2.21m x 2.26m)

A family size with a Victorian style roll top freestanding bath tub, central fixed head ceiling Drench shower with curtain surround. WC sand wash hand basin, ceiling downlighters.

### Outside

Off street parking to the front, larger than average rear garden with access to SINGLE GARAGE/STORE.

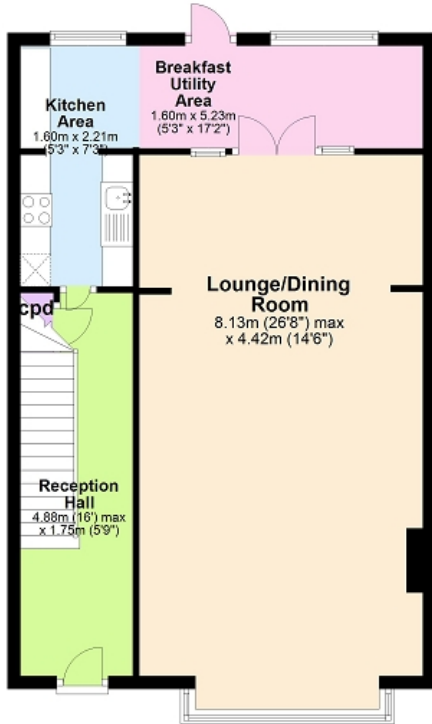
### Local Authority & Council Tax Band

London Borough of Waltham Forest  
Band D





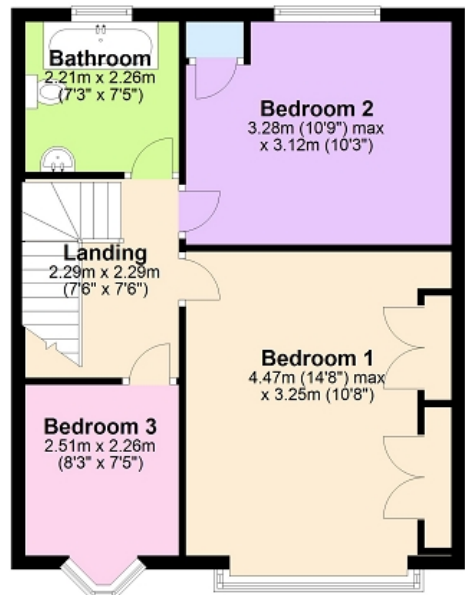
**Ground Floor**



This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

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

**First Floor**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

