

Directions

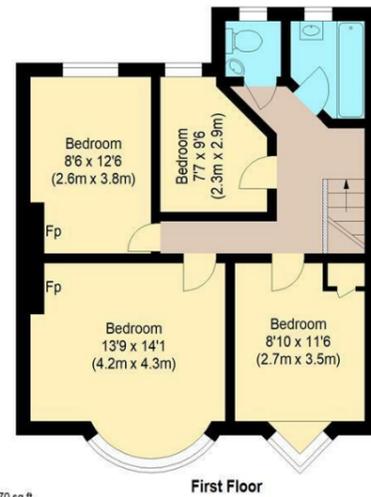
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area : 136.56 sq m / 1470 sq ft
Garage : 11.52 sq m / 124 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 7/4/2025



ipaplus.com



384 Larkshall Road, Highams Park, London, E4 9JB

Offers In Excess Of £950,000

- Beautifully presented four-bedroom 1920s family home
- Short walk to Highams Park station – Liverpool Street in approx. 20 minutes
- Modern rear extension opening onto a large south-east facing garden
- Contemporary kitchen, separate utility room, and downstairs shower room
- Large driveway for multiple cars and a private garage
- Directly opposite Larks Wood with stunning green views
- Two generous reception rooms with original features and fireplaces
- Beautiful garden with mature trees and shrubs
- Three spacious double bedrooms plus a good-sized single
- Excellent potential for further development (STPP)

384 Larkshall Road, London E4 9JB

A beautifully extended 1920s four-bedroom family home opposite Larks Wood, offering period charm and modern living. Featuring two spacious receptions, a stylish kitchen, large south-east facing garden, utility room, and garage, this property is just a short walk from Highams Park station, With off-street parking and excellent development potential (STPP)



Council Tax Band: E

Perfectly positioned directly opposite the beautiful Larks Wood, this characterful home enjoys a peaceful, green outlook while being just a short walk from Highams Park station—offering a direct line to London Liverpool Street in around 20 minutes, making it ideal for commuters and city lovers alike.

and good schooling just a stroll away, this is a rare opportunity to secure a substantial and stylish home with room to grow.

Set behind a generous driveway with ample space for multiple vehicles, the property immediately impresses with its classic bay-fronted façade and timeless curb appeal. Step inside to discover a home that has been thoughtfully extended and modernised while retaining a host of original 1920s features, including charming fireplaces and elegant detailing.

The ground floor offers versatile living with two spacious reception rooms—perfect for entertaining, family life, or simply unwinding by the fire. A stylish modern rear extension creates a bright and contemporary space that opens seamlessly onto a stunning south-east facing garden. Stretching nearly 80 feet in length and unusually wide, the garden is a true sanctuary, framed by mature trees and lush shrubs for complete privacy.

Practicality is just as well considered, with a separate utility room and a downstairs shower room catering to busy family needs. The well-appointed kitchen connects smoothly to both the garden and reception areas, making it a sociable and functional heart of the home.

Upstairs, you'll find four well-proportioned bedrooms, including three generous doubles and a good-sized single. The layout offers excellent flexibility—whether for growing families, guests, or a dedicated home office—alongside a spacious family bathroom.

Further benefits include side access, a private garage, and fantastic development potential (STPP) thanks to the size of the plot—whether it's extending into the loft, further expanding the rear, or even adding a garden studio. Located in one of Chingford's most desirable spots, with open green space on your doorstep, excellent transport links, local amenities, shops, restaurants

