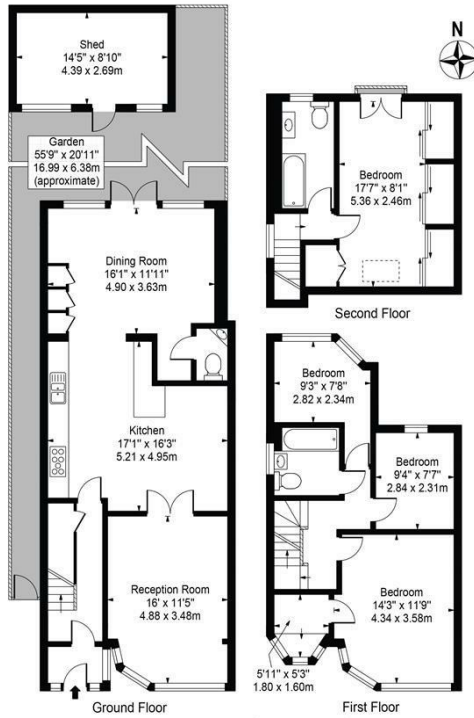




Nelson Road, E4
Approx. Gross Internal Area 1523 Sq Ft - 141.49 Sq M
(Excluding Shed)
Approx. Gross Internal Area Of Shed 127 Sq Ft - 11.81 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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| Four Bedrooms | Kitchen Diner | Loft and Ground Floor Extended |
Ground Floor Cloakroom | Good Condition | Separate Reception Room |
First Floor Bathroom | Second Floor Bathroom | Off Road Parking |

CHURCHILL
estates



Nelson Road, Highams Park, E4 9AP
£775,000 Freehold



To view call **020 8524 0000**
Email southchingford@wearechurchills.co.uk



Nestled on the charming Nelson Road in Highams Park, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 1,523 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

With two modern bathrooms, morning routines and family life are made effortless. The loft extension adds valuable living space, allowing for versatile use, whether as an additional bedroom, office, or playroom.

The exterior of the property features a lovely garden, providing a serene outdoor retreat for gardening enthusiasts or a safe play area for children. Additionally, the house offers parking for two vehicles, a significant advantage in this sought-after area.

Conveniently located within walking distance to Highams Park Station, commuting to central London is a breeze. The property also enjoys easy access to the A406 and M11 transport links, making it an excellent choice for those who travel frequently.

This home on Nelson Road is not just a property; it is a lifestyle choice, combining spacious living with excellent transport links and a beautiful garden. It is a must-see for anyone looking to settle in the vibrant community of Highams Park.

