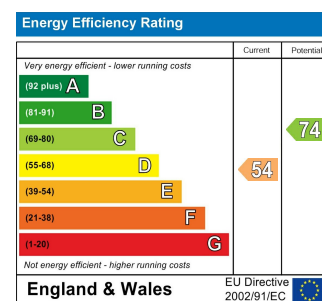
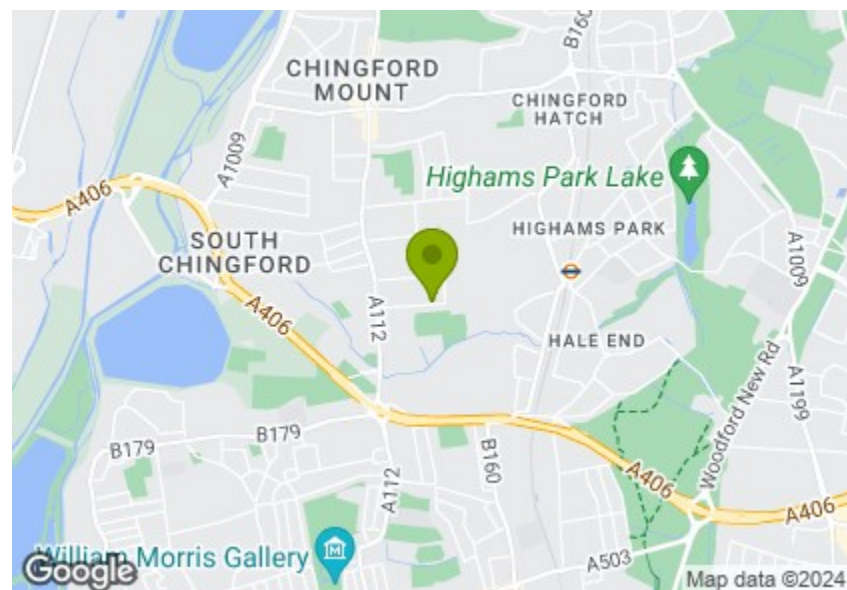


Total Area: 115.3 m² ... 1241 ft²
All measurements are approximate and for display purposes only.



NELSON ROAD, HIGHAMS PARK

Offers In Excess Of £725,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Victorian Mid Terrace
- Short Walk to Highams Park Station
- Potential To Extend (STPP)
- Downstairs WC and Utility Room
- Approx 1241 Square Foot
- Easy Access to the North Circular
- Circa 67 Foot Rear Garden
- Private Driveway
- Quiet Residential Location

A charming three bedroom Victorian terrace, full of vintage features and moments from a broad choice of epic natural greenery. The transport links of Highams Park are also within easy reach, you have a large rear garden, and potential for development.

The open rolling greenery of Highams Park is just a twenty minute walk or five minute cycle, for the famous Highams Park Lake and superb views over London, best enjoyed with a coffee and cake from Humphry's cafe, named after the lake's nineteenth century creator.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll have more than 1200 square feet of space to stretch out in behind that gorgeous red brick frontage. There's a wealth of sociable space, starting with your 180 square foot front reception. In here bistro shutters sit on the oversized bow window and honey toned hardwood runs underfoot. Walls are finished in classic royal blue up to the picture rail, and a vintage hearth takes centre stage.

Next door, your kitchen/diner's still more sizeable, at well over 200 square feet, with more ash blonde hardwood flooring and a strikingly pristine suite of white cabinets, finished with herringbone splashbacks and chunky matching worktops, and home to a full range of integrated appliances. It's all laid open to your gloriously bright playroom, with huge twin skylights overhead and patio doors leading to your garden, a lengthy mix of patio, lawn and raised decking.

Back inside, the ground floor's completed by a handy utility room and the first of your twin bathrooms – a smart shower room. Upstairs, your family bathroom's a boutique vintage affair, home to both a tub and dedicated walk-in rainfall shower. Your principal

bedroom's a handsome and generous bay windowed double, with more bistro shutters and hardwood floors. Two more sizeable sleepers complete the storey.

WHAT ELSE?

- Highams Park station is half a mile on foot for direct twenty minute runs to Liverpool Street, putting the City just half an hour away door to door. Heading to the West End? Ride two stops to Walthamstow Central and hop on the Victoria line.
- With your loft space so far unexplored, you could follow the lead of some of your neighbours and add your own whole new storey, subject to the usual permissions.
- Parents will be pleased to find nineteen 'Outstanding' or 'Good' primary schools all less than a mile away on foot.



A WORD FROM THE OWNER...

"We have had a decade of great memories at Nelson Road. During this time we have seen the area become a real hub of activity, especially for families and animal lovers. Although it's still fairly urban, it has a really tight knit community feel. We've made so many friends and acquaintances in the area, you can't walk from the house to Highams Park without bumping into someone you know! It's so lovely and welcoming! The house has been the perfect home for our family. We've added our own touches to it and the kids have been able to enjoy it and grow alongside it. Whoever lives here next will no doubt also make special memories as we did."

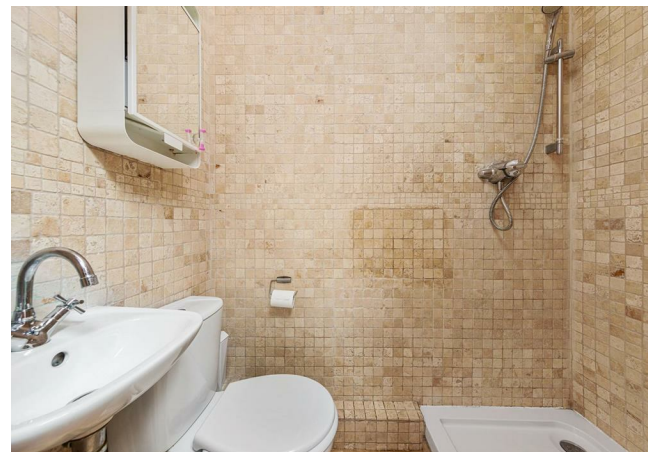
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Reception Room
15'1" x 12'8"

Kitchen / Diner
21'2" x 10'10"

Utility Room

Shower Room

Play Room
12'11" x 11'2"

Bedroom
11'2" x 7'9"

Bedroom
13'2" x 12'11"

Bedroom
10'4" x 9'6"

Bathroom
11'1" x 6'9"

Garden
65'7"



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