

NELSON ROAD, HIGHAMS PARK  
Offers In Excess Of £600,000 Freehold  
2 Bed House - End Terrace



Features:

- Two Bedroom House
- End of Terrace Edwardian
- Potential To Extend (STPP)
- Approx 1342 Square Foot
- Private Driveway
- Circa 43 Foot Rear Garden
- Easy Access to Highams Park and Walthamstow
- Side Access and Private Garage

With its spacious layout, fantastic location and potential for extension, this two-bedroom end-of-terrace Edwardian property has all the makings of a dream home. The interiors are vast, with multiple living areas, two bathrooms and a loft room, while outside it boasts a 43 foot rear garden, side access, private garage, and driveway.

Both Highams Park and Walthamstow are within easy reach, meaning plenty of amenities and transport options.

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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  
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#### IF YOU LIVED HERE...

Beyond that classic Edwardian-style frontage, you'll find a brilliantly proportioned home, coming in at 1342 square foot. While that might already feel like plenty, there's also the potential for extension, great for peace of mind.

In the large reception room, the combination of the ornate coving and neutral decor provides the perfect base style, which can easily be updated or left to enjoy in its simplicity. Fans of vintage-design will love the style of the dining room, although of course there's plenty of opportunity to brainstorm your own design plans. The spacious kitchen sits conveniently next door, while the sun room is at the rear, overlooking the large, leafy garden. Conveniently there's side access, as well as a garage and storage shed.

On the first floor you'll find two bedrooms, each with a bay window, and the front one even has a charming balcony. The bathroom is also spacious with both a shower and corner tub. There's a further room in the loft, too.

As for the area beyond, Highams Park is your nearest station, 0.8 miles away. From there you can nip to Liverpool Street on the overground in around 25 minutes. En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience

of supermarkets and other chains if you need essentials.

You also have the handy option of nipping on the 97 bus to Walthamstow Central. As well as the excellent transport connections there (including the Victoria line), you'll find many award-winning eateries, plus the grand-scale redevelopment of the the Soho Theatre, which is set to open May 2025.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens, while Memorial Park is even nearer.

#### WHAT ELSE?

- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Looking for a new local? Try The Dog & Duck, which has an atmospheric beer garden a great line in sourdough pizzas - it's 15 minutes on foot.



#### A WORD FROM THE EXPERT.....

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL  
E4 BRANCH MANAGER

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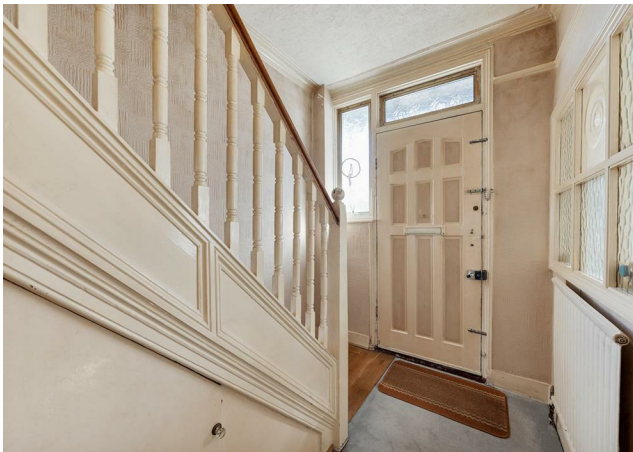




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**Reception Room**  
13'6" x 12'10"

**Dining Room**  
11'5" x 7'4"

**Kitchen/ Breakfast Room**  
13'10" x 12'5"

**Sun Room**  
12'7" x 9'4"

**Showe Room**

**Bedroom**  
20'3" x 11'9"



**Bedroom**  
12'9" x 9'8"

**Bathroom**

**Loft Room**  
20'2" x 10'10"

**Garden**  
42'7"

**Shed**  
17'5" x 8'11"

**Garage**  
17'5" x 8'11"



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