



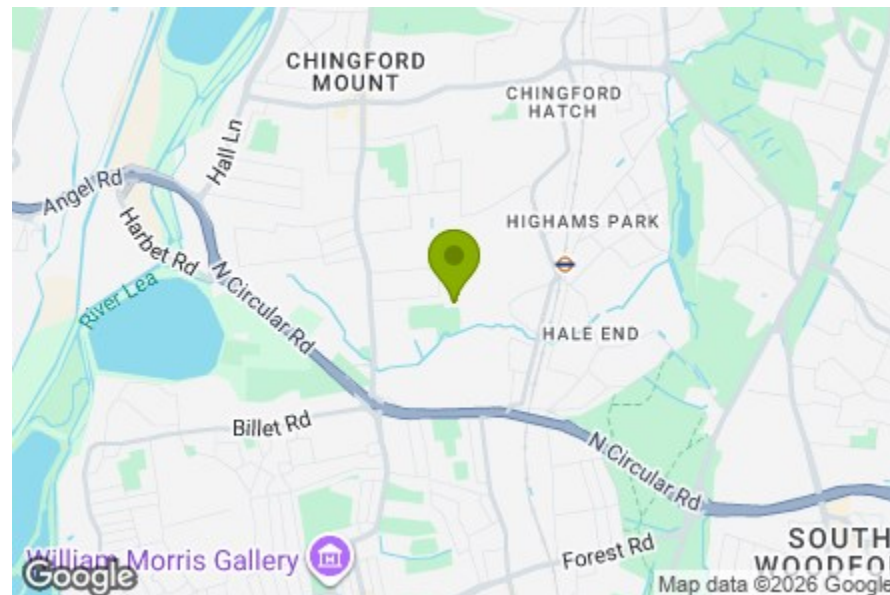
Garden is Approx. 18.3m x 6.42m



- Reception  
13'4" x 13'9"
- Reception  
10'5" x 12'0"
- WC
- Kitchen  
9'4" x 8'2"
- Bedroom  
12'0" x 13'9"
- Bedroom  
7'11" x 8'8"
- Bedroom  
11'1" x 12'0"
- Bathroom  
8'4" x 8'2"
- Garden  
60'0" x 21'0"

Total Area: 95.3 m<sup>2</sup> ... 1025 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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	



## NELSON ROAD, HIGHAMS PARK

Offers In Excess Of £725,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Mid Terrace 1920's
- Short Walk to Highams Park Station
- Approx 1024 Square Foot
- Excellent Condition
- Downstairs WC
- Off Street Parking
- Potential to Extend (STPP)

With its spacious layout, fantastic Highams Park location and potential for extension, this three-bedroom mid-terrace 1920s property has all the makings of a dream family home. The ground floor is gloriously open plan, and it offers both a WC and first floor bathroom, while there's a gorgeous garden at the rear and private driveway at the front.

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

REQUEST A VIEWING  
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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
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0203 397 9797

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hello18@stowbrothers.com  
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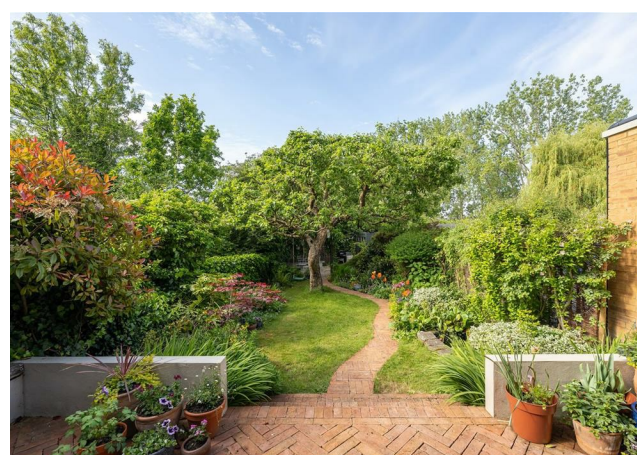
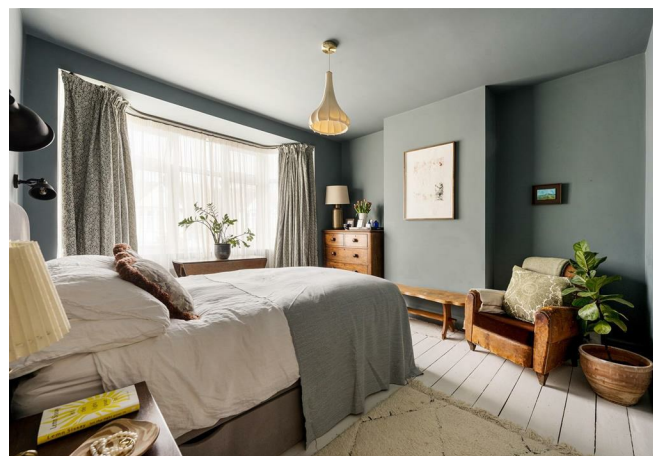
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hellohackney@stowbrothers.com  
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**IF YOU LIVED HERE...**

Beyond that classic 1920s frontage, you'll find a brilliantly proportioned home, coming in at 1024 square foot. While that might already feel like plenty, there's also the potential for development, with planning permission already granted for a loft extension - great for peace of mind.

In the large reception room, the soft contrast palette sits alongside the parquet flooring beautifully, resulting in a feeling of warmth, while features such as the wood burning stove and bespoke carpentry lend period charm.

This space flows effortlessly into your rear reception, which has more thoughtful design, including custom banquette-style seating. A breakfast bar conveniently defines the kitchen area without interrupting the great flow of light. It's all been tastefully fitted, from the solid wood shaker-style units to the Carrara marble worktops. The pantry will be a great convenience too.

Both the kitchen and rear reception have artful French doors opening onto the charming garden. You'll love how the herringbone brick patio mirrors then parquet design inside, and the mix of foliage is gorgeous, as is the wildlife-attracting pond. The raised patio is the perfect spot to sip a drink whilst enjoying the view.

Still on the ground floor, you'll be delighted with your perfectly hidden WC. Head up to the first floor you'll find three beautiful bedrooms, including one with masterful built-in storage, and a stunning bathroom which features both a tub and shower, as well as wonderful vintage-style features and more Carrara marble.

As for the area beyond, Highams Park is your nearest station, 0.5 miles away. From there you can nip to Liverpool Street on the Weaver Overground in around 22 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 Soho Theatre.

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



**A WORD FROM THE OWNER...**

"We've absolutely loved our time at Nelson Road. The house is wonderfully light and bright throughout the day, while the south-facing garden has been such a special place to spend time. With its beautiful old apple tree, little pond and winding path leading to a secluded seating area, it almost feels like its own private retreat. We've often joked that it has its own microclimate, as stepping out of the front door it can feel a good ten degrees cooler!

Location-wise, it's been ideal for us, just three minutes from Selwyn School and an eight minute walk to Highams Park station. The road is very quiet thanks to the barriers between Selwyn and Nelson Road. Aside from Highams Park lake, we've loved being so close to the smaller nearby woods (Larkswood and Ainslie Wood) for dog walks, as well as having our favourite wine bar, Vinoramica, close by.

Above all, it's the sense of community that makes Highams Park so special. The area and street are incredibly friendly, and while you have all the accessibility and convenience of London, it still manages to feel much more like a village."

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