

TOTAL FLOOR AREA: 1151 sq ft (106.9 sq m) approx.  
 While every effort has been made to ensure the accuracy of the Reception information, 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 approximate purposes only and should be used as a guide for the prospective purchaser. The actual layout and dimensions may vary from the information and the purchaser should verify the details with the seller. (EPC and Measure EPC)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1151.00 sq ft

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Nelson Road, Chingford, E4 9AS

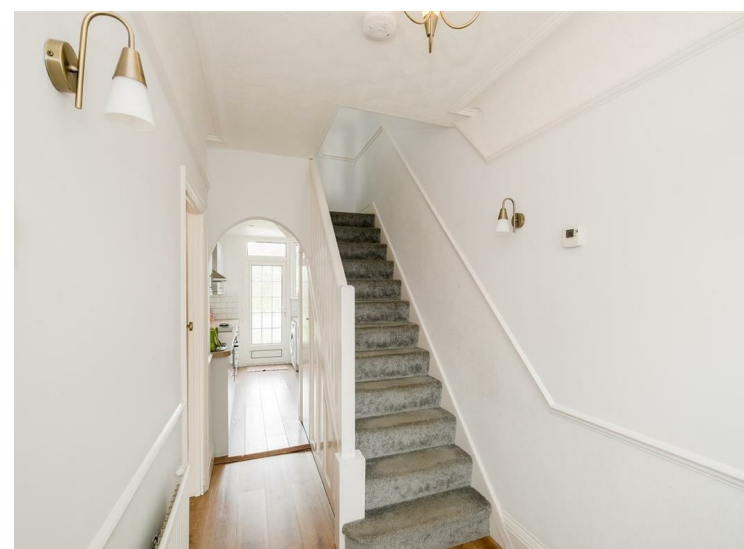
Offers Over £650,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

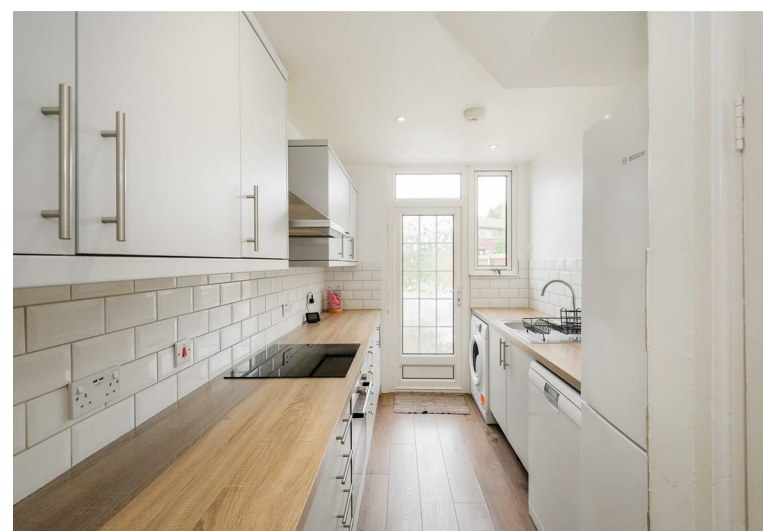


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled on the charming Nelson Road in Highams Park, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,151 square feet, the property boasts a spacious reception room that welcomes you with warmth and light, making it an ideal space for both relaxation and entertaining.

The well-appointed kitchen leads to a lovely conservatory, providing an additional area to enjoy the garden views throughout the seasons. The three bedrooms are generously sized, offering ample space for family living or guest accommodation. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the off-street parking, accommodating up to two vehicles, which is a rare find in this desirable area. Families will appreciate the proximity to Selwyn School, known for its excellent educational standards, making the morning school run a breeze.

Moreover, the property is conveniently located within walking distance to Highams Park Station, providing easy access to central London and beyond. This location is perfect for commuters and those who enjoy the vibrant city life while still cherishing the tranquility of suburban living.

In summary, this house on Nelson Road is an exceptional opportunity for anyone seeking a family home in a well-connected and friendly neighbourhood. With its spacious layout, convenient amenities, and proximity to local schools and transport links, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

