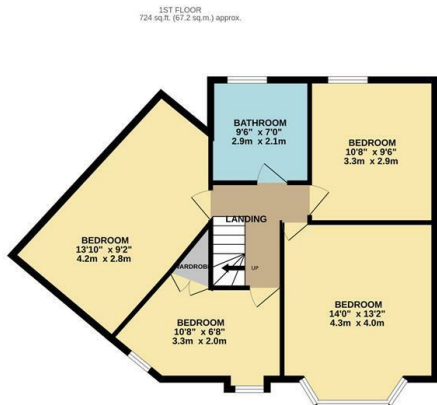
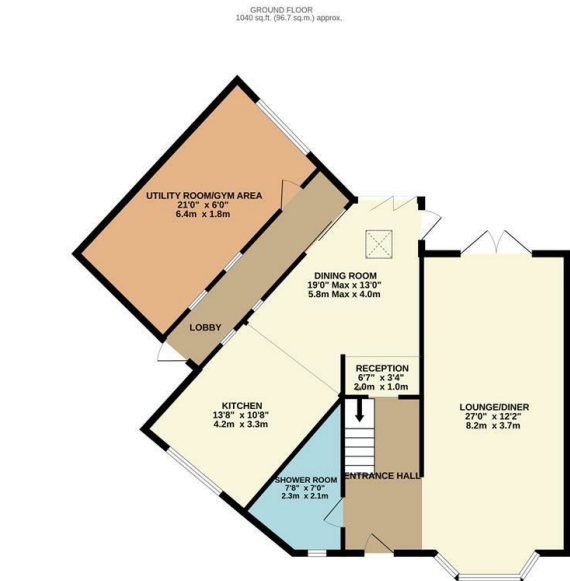




TOTAL FLOOR AREA: 2127 sq.ft. (197.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 2127.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		75
(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.

CHURCHILL
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Nelson Road, Highams Park, E4 9AP
£950,000 Freehold

Bedrooms: 6 | Reception Rooms: 2 | Bathrooms: 3



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Nestled on the desirable Nelson Road in Highams Park, this beautifully presented house offers an impressive 2,127 square feet of living space, making it an ideal family home. With six spacious bedrooms, this property provides ample room for both relaxation and privacy. The two well-appointed reception rooms are perfect for entertaining guests or enjoying quiet evenings with family.

The house boasts three modern bathrooms, ensuring convenience for all residents. The heart of the home is undoubtedly the amazing kitchen diner, which is designed to be both functional and stylish, making it a wonderful space for cooking and dining together.

For those with vehicles, the property includes parking for two cars, a valuable feature in this bustling area. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

Location is key, and this property does not disappoint. It is conveniently situated close to Highams Park Station, providing excellent transport links for commuting or exploring the wider London area. Families will appreciate the proximity to Selwyn School, making school runs a breeze.

In summary, this remarkable house on Nelson Road combines space, style, and a prime location, making it a perfect choice for those seeking a comfortable and convenient lifestyle in London.

