

Directions

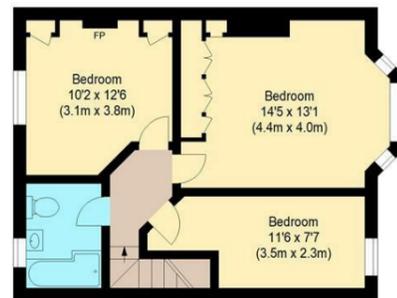
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

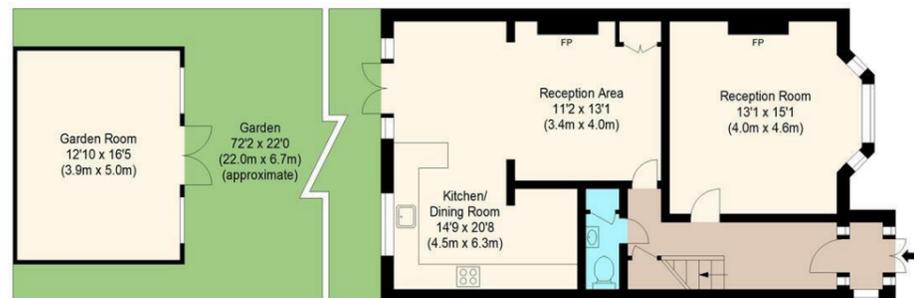
EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor

william rose
Nelson Road, E4

Approximate Gross Internal Floor Area: 124.11 sq m / 1336 sq ft
Garage/ Shed: 19.51 sq m / 210 sq ft



22 Nelson Road, London, E4 9AR

Guide Price £725,000

- Spacious three-bedroom family home
- Large south facing rear garden with garden room
- Driveway for two cars
- Under half a mile from Highams Park Station (direct to Liverpool St)
- Sought after location
- Catchment for Selwyn Primary School (Ofsted-rated 'Outstanding')
- Downstairs cloak room
- Excellent potential for further development (STPP)
- Quiet residential road with a strong community feel
- Extend to the rear



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

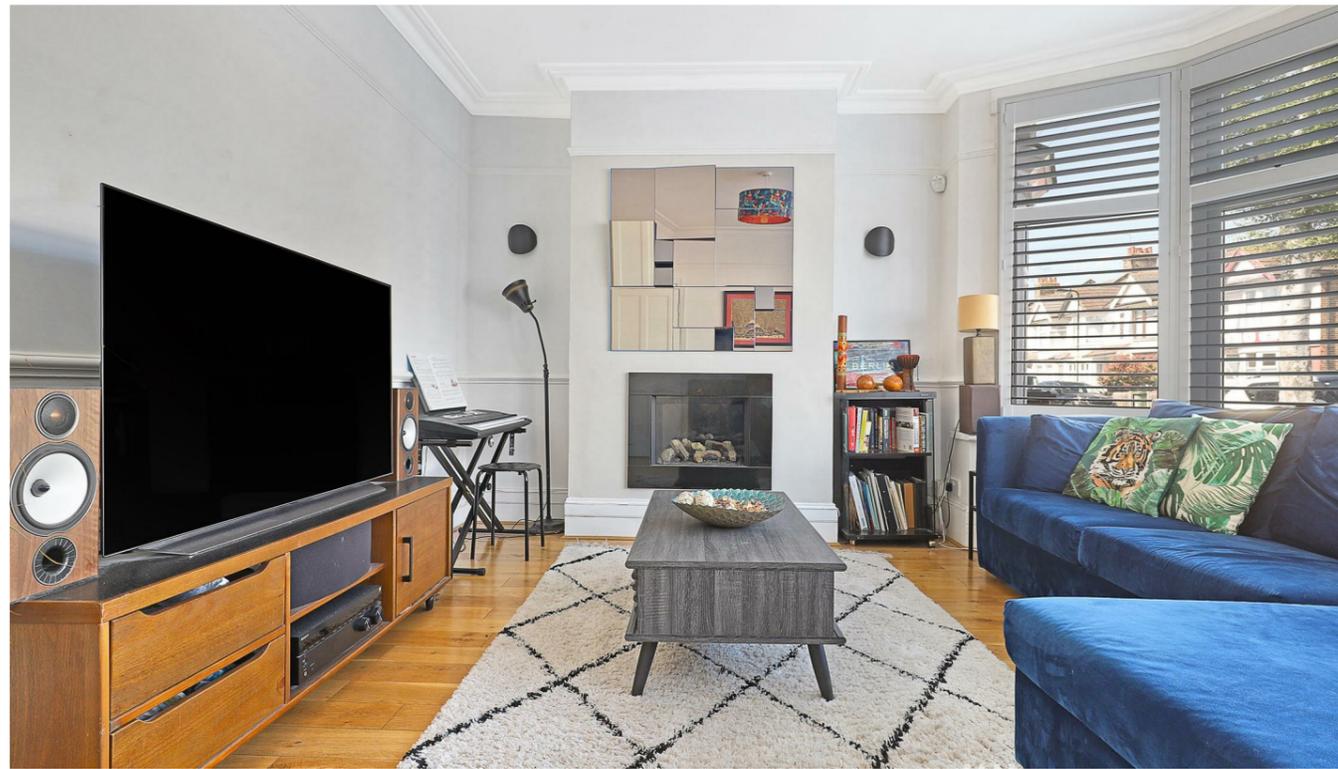
Date: 18/4/2025

22 Nelson Road, London E4 9AR

A spacious and well-presented three-bedroom family home on a popular Highams Park road, featuring two reception rooms, a large garden with powered garden room, off-street parking, and excellent potential to extend (STPP) — all just moments from schools and Highams Park Station



Council Tax Band: D



Nestled on the ever-popular Nelson Road in Highams Park, this impressive three-bedroom family home offers approximately 1,336 sq ft of well-appointed living space. The ground floor features a bright and welcoming front reception room, ideal for relaxing or entertaining, alongside a second extended reception area that flows seamlessly into a spacious, modern kitchen/dining room—perfect for everyday family living and hosting. To the rear, you'll find a large, well-maintained garden offering excellent outdoor space for children to play, summer entertaining, or simply unwinding in the open air. At the far end of the garden is a substantial garden room with power—ideal as a home office, gym, studio, or creative space—adding superb flexibility and value to this already generous home.

Highams Park Overground Station is a short walk away, providing direct access to London Liverpool Street in approximately 20 minutes. The property also benefits from excellent road links via the nearby M11 and A406, making commuting by car a breeze.

Families are well-catered for with a selection of reputable schools nearby. Selwyn Primary School (Ofsted-rated 'Outstanding') is just 0.3 miles away, and South Chingford Foundation School (rated 'Good') is within 0.1 miles, making this a fantastic location for young families.

Residents will enjoy the close-knit community feel of Highams Park, with its variety of independent shops, cafés, and eateries along The Avenue. Outdoor lovers will appreciate the nearby Highams Park Lake and Epping Forest, both within easy walking distance.

Further benefits include off-street parking and excellent potential for further development (subject to planning permission), making this a fantastic opportunity to secure a spacious, well-located home with room to grow.