



Total Area: 132.7 m² ... 1428 ft²
All measurements are approximate and for display purposes only.

Kitchen
12'2" x 9'6"

Reception Room
19'1" x 12'2"

Reception Room
13'6" x 13'3"

Bedroom
11'9" x 11'0"

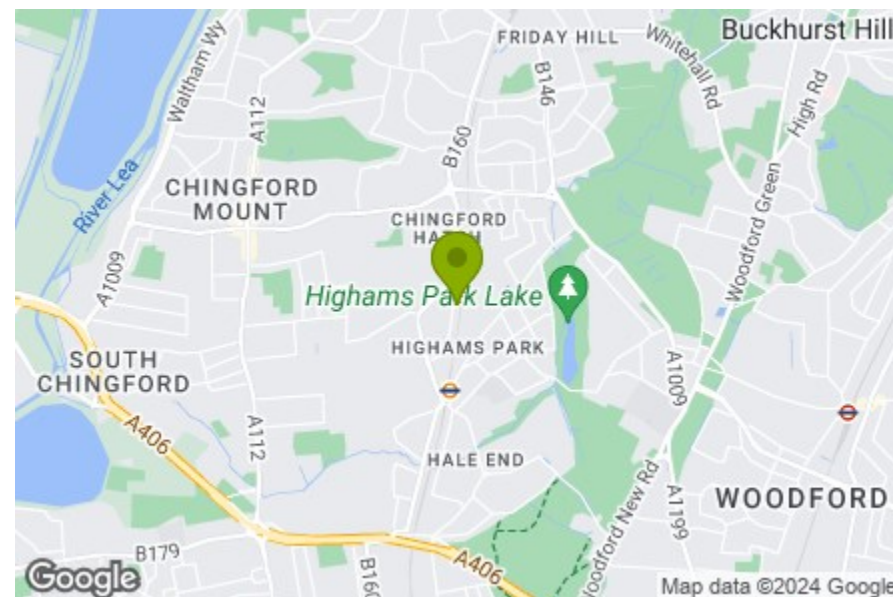
Bathroom
7'8" x 5'11"

Bedroom
14'2" x 11'10"

Bedroom
8'8" x 6'11"

Loft
15'10" x 9'3"

Garden
52'5"



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



COOLGARDIE AVENUE, HIGHAMS PARK

Offers In Excess Of £650,000 Freehold
3 Bed House - End Terrace



Features:

- Three Bedroom House
- End of Terrace 1930's
- Side Access
- Moments from Highams Park Station
- Approx 1428 Square Foot
- Potential to Extend (STPP)
- Circa 53 Foot Rear Garden
- Short Walk to The Larks Wood
- Downstairs WC
- Loft Room

A grand 1930s three-bedroom, end-of-terrace home, situated in a peaceful yet well-connected spot in the much sought-after Highams Park area. Coming in at a sizeable 1,428 square foot, with potential to extend further, the immaculate property is spread out over three storeys, with a ground floor WC, first floor bathroom, loft room, large rear garden and convenient side access.

REQUEST A VIEWING
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
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

If you don't already know Highams Park, you'll have a fantastic time exploring your new neighbourhood, and you'll quickly come to understand why the Times newspaper recently named it one of the 'best places to live' (of course, we knew that already). Let's start with a tour of the home first though...

Beyond that charming frontage, you'll find a wonderfully proportioned home where every inch has been considered for the optimum layout - something we'll always appreciate in 1930s design.

You'll be wowed by the grand scale of opening plan living, but you'll also appreciate the fact that both your reception rooms can be transformed into cosier retreats via the internal double doors. As well as having immaculate decor, both rooms benefit from lovely features such as the feature fireplaces, ornate radiator covers and bespoke carpentry. Your spacious kitchen is bursting with light thanks to the generous window, ensuring that the design is showcased in all its glory. You'll love the industrial-style double oven and sleek worktops, so cooking will always be a dream. Having the ground floor WC will be ultra convenient, especially when you're using your gloriously large rear garden (it'll be hard to stay out of it in the summer). This charming space is an absolute sanctuary, with beautiful landscaping, a lovely pergola, leafy climbers, mature foliage, a sun trap patio and outhouses.

On your first floor, you've got two well balanced double bedrooms - each with in-built storage, and a third smaller room, which has a unique oriel window. There's also a spotless family-bathroom with sleek fittings and over-tub shower. Meanwhile, in the loft you'll find a further room with eaves storage.

All this loveliness is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the overground in around 25 minutes. As well as having a thriving food and drink scene (be sure to check out VINO Tap, Biba & Wren and Yaz), the area is home to a vast amount of green space, including the edge of Epping Forest, Larks Wood and, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in stunning surroundings, it's just 12 minutes on foot too.
- Parents will be pleased to know you have an abundance of great schools in the area; one of the reasons why Highams Park is so popular with families.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



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 or some homemade Kimchi pop in to Halex 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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