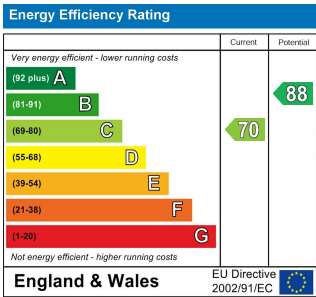
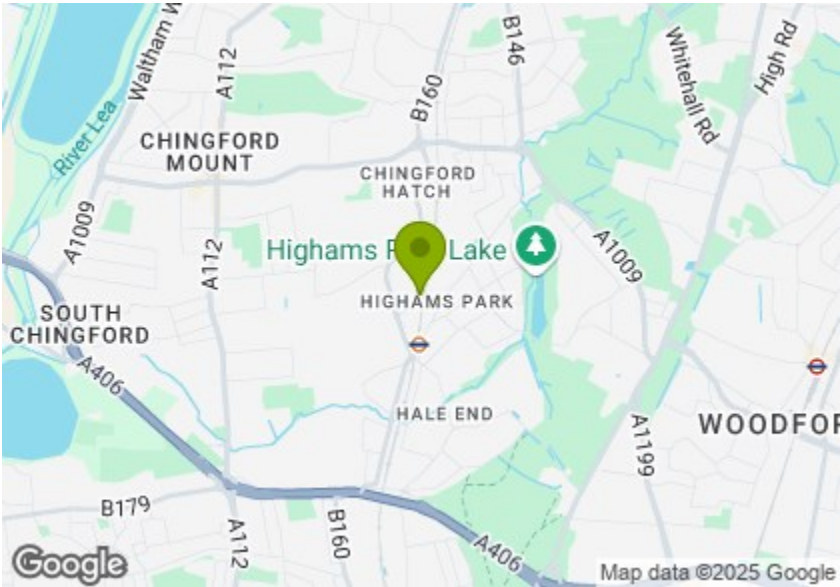


Total Area: 88.6 m² ... 954 ft²

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.



COOLGARDIE AVENUE, HIGHAMS PARK

Offers In Excess Of £650,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- 1930's Mid Terrace
- Moments from Highams Park Station
- Approx. 954 Square Foot
- Potential to Extend (STPP)
- Short Walk to The Larkswood
- Circa 65 Foot Rear Garden

If you're looking for room to grow, plus the option to extend further (subject to the usual planning permissions), this generously sized three-bedroom mid-terrace could be just what you're looking for. Built in the 1930s and offering around 954 square feet of living space, there's plenty of opportunity here to update and put your own stamp and personality on it.

Tucked away on a quiet, residential street, highlights include a large private rear garden, and an open-plan living and dining area. The location is another big plus: you're close to local shops and everyday essentials, with the wide open greenery of Epping Forest just a short stroll away. Highams Park Station is moments away too, making commuting easy —Liverpool Street is under 25 minutes by train.

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IF YOU LIVED HERE....

Located halfway between Walthamstow and Chingford, Highams Park is a wonderful balance of expansive green space and local convenience with great transport links so it came as no surprise to residents when The Times recently named the area as one of "the best places to live."

Step into the generous reception room, where dual-aspect windows—including a large front bay—bring in plenty of natural light, making the space feel open and welcoming. The open-plan layout offers real flexibility, whether you're unwinding after work or hosting friends. Double doors at the rear connect directly to your private outdoor space, which stretches an impressive 65 feet. Facing south-east, it's bathed in sunlight for most of the day. A paved patio just outside the doors is perfect for laid-back outdoor meals, while a neat tiled path winds through the lush lawn, flanked by established shrubs and flowering alliums, leading to a handy garden shed at the end.

The kitchen is a well-planned galley design with pale wood cabinets, white metro tiles, and matching worktops. There's plenty of storage and workspace, plus a gas hob for precise cooking. A glazed door opens straight onto the patio from here too—ideal for taking meals or morning coffee outside with ease.

Upstairs, you'll find two good-sized double bedrooms and a third single that could work just as well as a home office or nursery. The main bedroom features a wide bay window and a full wall of built-in wardrobes, while the second double also includes generous integrated storage to keep things tidy.

The bathroom is fresh and well thought-out, with a white suite, broad grey tiling, and soft grey-toned wood-effect flooring. A walk-in rainfall shower is enclosed behind glass, while a vanity unit and built-in cupboard provide smart, practical storage.

WHAT ELSE?

- Epping Forest, London's biggest green space covering 5900 acres, is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature.
 - The area boasts a strong sense of community, with friendly local shops, cosy cafes, great schools and a growing number of independent businesses.
 - By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.
- Highams Park Station, only a brief stroll away, makes commuting stress-free with Walthamstow Central underground just 2 stops/5 mins, and Liverpool Street is just 7 stops/23 minutes.



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 pop into Biba & Wren 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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Garden
65'1" x 19'4"

Reception
12'11" x 26'6"

Kitchen
7'0" x 11'10"

Bedroom
11'6" x 14'4"



Bedroom
6'9" x 8'5"

Bedroom
10'9" x 11'10"

Bathroom
7'5" x 5'8"



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