



Total Area (Excluding Garage): 135.3 m² ... 1456 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.

Reception
13'4" x 26'6"

WC

Kitchen/ Diner
16'1" x 20'0"

Bedroom
11'5" x 13'11"

Bedroom
7'9" x 8'7"

Bedroom
12'3" x 11'9"

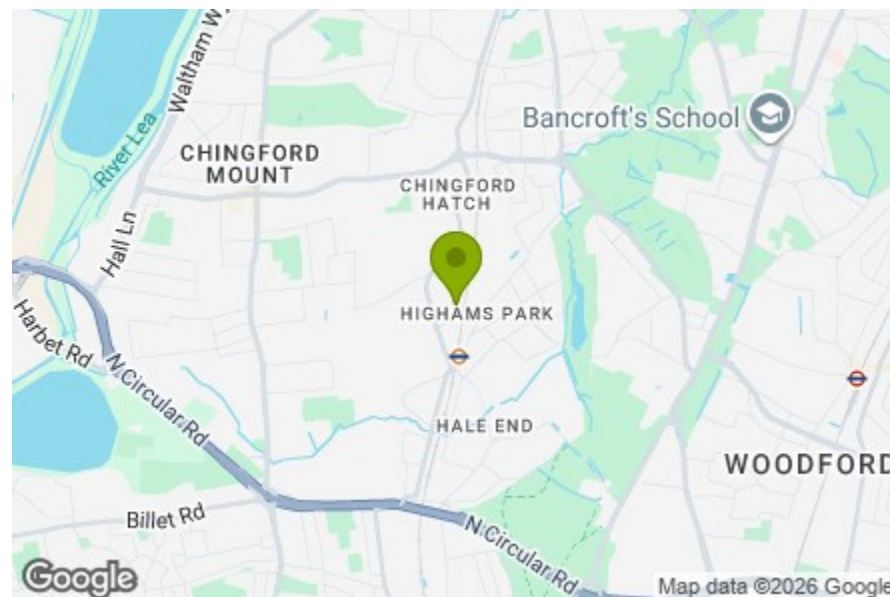
Bathroom
7'8" x 7'0"

Bedroom
14'1" x 16'2"

WC

Garden
58'8" x 24'11"

Garage
8'5" x 22'1"



Energy Efficiency Rating		Current	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		69	79
		EU Directive 2002/91/EC	



COOLGARDIE AVENUE, HIGHAMS PARK

Offers In Excess Of £750,000 Freehold
4 Bed House - End Terrace



Features:

- Four Bedroom House
- End of Terrace 1930's
- Short Walk to Highams Park Station
- Approx. 1456 Square Foot
- Downstairs WC
- Private Garage
- Short Walk to Epping Forest
- Circa 60 Foot Rear Garden
- Side Access

A bright and well-proportioned four bedroom 1930s end terrace house in a well placed Highams Park setting, perfectly positioned between Walthamstow and Chingford. There is a lovely sense of balance here, with local shops and everyday essentials close by, Epping Forest just a short stroll away, and Highams Park Station within easy reach for direct trains to Liverpool Street in under 25 minutes. It is no surprise that Highams Park was recently singled out by The Sunday Times as one of London's best places to live.

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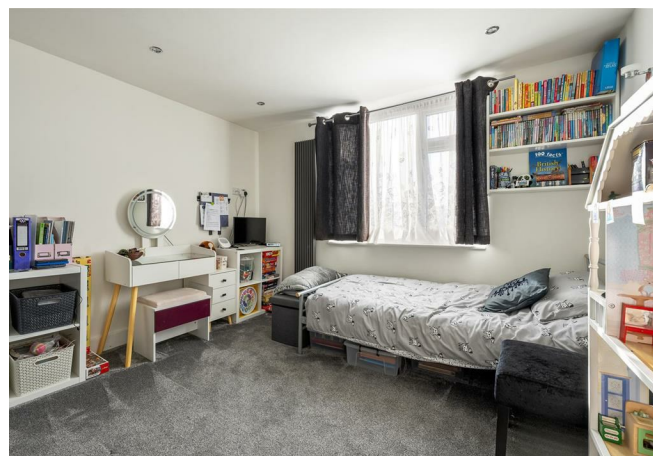
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IF YOU LIVED HERE....

Step inside and you'll find a home with plenty of space to spread out across three floors, measuring around 1,456 square feet in total. The front reception room is impressively long, with a broad bay window that draws in the light and gives the room an inviting feel from the outset. To the rear, the kitchen diner is a real social heart of the house, with generous dimensions, a breakfast bar, tiled flooring and a skylit dining area that opens out to the garden.

The ground floor also includes a handy WC, always useful in a busy family home. Outside, the rear garden stretches to around 60 feet, giving you a good mix of patio, lawn and decked seating space, along with a private garage at the rear. As an end terrace, the house also has that pleasing sense of openness at the side.

On the first floor, there are three bedrooms and a family bathroom, including two especially roomy doubles with bay windows and soft natural light. The bathroom has been smartly finished with a white suite, over-bath shower, grey tiling and

patterned flooring. Right at the top of the house, the loft room makes a comfortable fourth bedroom with a tucked away, peaceful feel.

WHAT ELSE?

- Highams Park Station is just a short walk away, making the City commute refreshingly simple with regular Weaver line services into Liverpool Street.

- Epping Forest is close at hand for weekend walks, morning runs and those easy moments of calm that make all the difference.

- Local favourites such as Biba & Wren, Vino Tap and The Stag & Lantern give the area its friendly, well loved neighbourhood feel.



A WORD FROM THE EXPERT....

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. 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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