




Coultons
FOR SALE
020 8090 0860
www.coultons.co.uk

Coolgardie Avenue, Highams Park, E4 9HX

£625,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale is this well-maintained mid-terraced 1930s residence, ideally positioned on a quiet and highly sought-after residential road in Highams Park.

The property features three well-proportioned bedrooms, two spacious reception rooms, and a modern fitted kitchen. To the first floor, there is a contemporary shower room with a separate WC. Additional benefits include double glazing, gas central heating, and a rear garden extending to approximately 50 feet in length.

Coolgardie Avenue is conveniently located within a short walking distance of Highams Park's vibrant shopping area, offering a variety of bars, restaurants, and cafés. Highams Park Overground Station (TFL Zone 4) is also nearby, providing direct links to Liverpool Street and Walthamstow Central, where connections to the Victoria Line are available.

The surrounding area offers an abundance of green spaces, including several local parks, as well as the expansive Larkwood Forest and Epping Forest, ideal for outdoor leisure and recreation.

In our opinion, this property would make an excellent family home, benefiting from access to a range of well-regarded primary and secondary schools. Early viewing is highly recommended.

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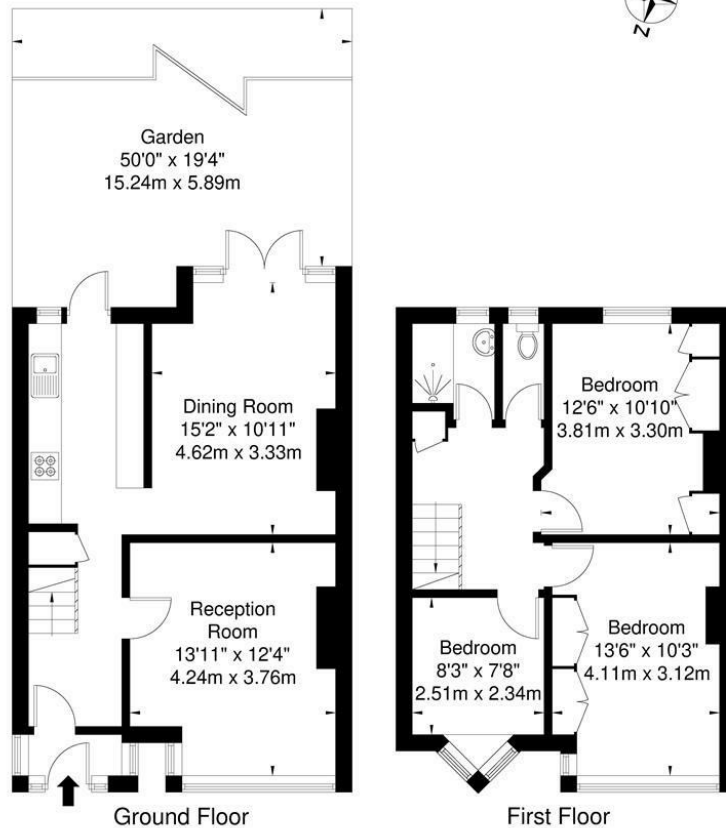








Coolgardie Avenue Highams Park, London, E4 9HX
 Approximate Gross Internal Area = 91.5 sq m / 984 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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