

Total Area: 98.8 m² ... 1063 ft² (excluding garage)

All measurements are approximate and for display purposes only

Reception Room
15'1" x 13'6"

Reception Room
13'0" x 12'1"

Kitchen
8'11" x 7'11"

Bedroom
13'3" x 11'11"

Bedroom
13'11" x 11'11"

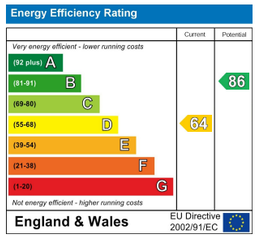
Bedroom
9'0" x 6'6"

Bathroom
7'7" x 7'6"

Garden
65'7" x 42'7"

Garage
20'2" x 8'9"





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COOLGARDIE AVENUE, HIGHAMS PARK

Guide Price £650,000 Freehold

3 Bed House - End Terrace

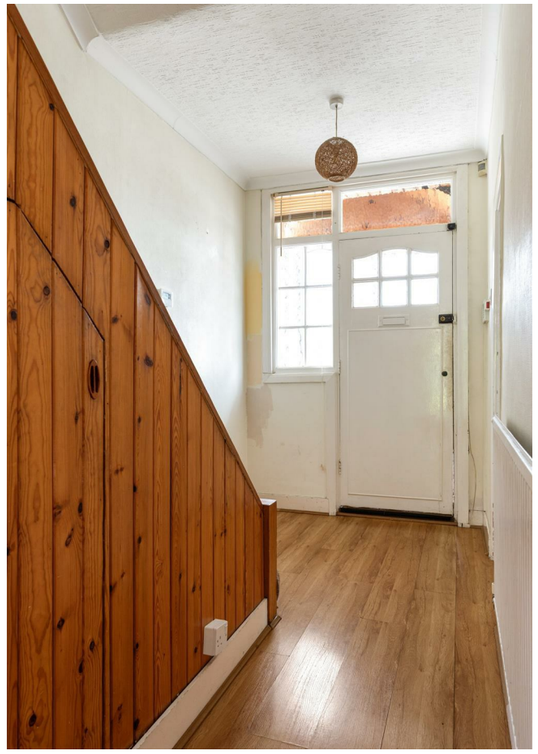
Features:

- Three Bedroom House
- 1930's End of Terrace
- Approx. 1063 Square Foot
- Chain Free
- Moments from Highams Park Station
- Private Garage
- Potential to Extend (STPP)
- Circa 65 Foot Rear Garden
- Short Walk to Epping Forest
- Large Plot

GUIDE PRICE - £650,000 to £675,000

A chain free three bedroom 1930s end terrace home on a generous corner plot, just moments from Highams Park Station. With over 1,060 square feet of living space, a private garage, an approximately sixty-five foot rear garden and scope to extend subject to the usual permissions, this is a home with space, character and an exciting sense of possibility, all within easy reach of Epping Forest and Highams Park's much-loved local spots.

REQUEST A VIEWING
0203 369 6444



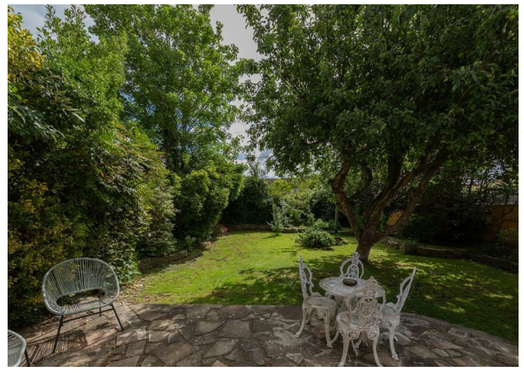












IF YOU LIVED.....

Set behind a classic 1930s frontage, this bright and well-proportioned home unfolds across two floors, with a layout that feels practical, flexible and full of potential. The bay-fronted reception room sits at the front, drawing in plenty of natural light through its broad window and creating a warm setting for slower evenings at home. To the rear, the second reception opens directly onto the garden through wide sliding doors, giving the whole space a lovely connection with the outdoors. The kitchen sits alongside, neatly arranged with pale cabinetry, dark worktops and direct garden access.

Upstairs, three bedrooms are arranged around a central landing. The principal bedroom has a handsome bay window and fitted wardrobes, while the remaining rooms offer plenty of flexibility for family life, guests or working from home. The family bathroom is finished in crisp white tiling, with a bath and overhead shower serving the first floor.

Outside, the garden stretches to approximately sixty-five feet, giving you a brilliant amount of space to enjoy. There is room for summer lunches, planting, play and quiet morning coffees, with the covered patio extending the usable space even further. The private garage adds valuable storage and practicality, while the large plot and end terrace position bring exciting potential for the future, subject to the necessary permissions.

WHAT ELSE?

- Highams Park Station is just a short walk away, with direct Weaver Line services reaching Liverpool Street in around twenty-five minutes and easy connections across London.

- Epping Forest is moments from your door, offering miles of woodland walks, cycling routes and open green space, while Highams Park Lake is perfect for weekend strolls.

- Just a short stroll away, The Avenue offers a great mix of independent cafés, restaurants and local businesses, including Vino Tap, The Stag & Lantern Micropub and Yaz.



A WORD FROM THE OWNER.....

"I grew up in this house many years ago, yet the area continues to have a “village” feel to it. Also the neighbourhood community is welcoming & supportive (there is a whats app chat). Throughout the years I have enjoyed Highams Park Lake and the nearby forest areas too. Fortunately, today in Highams Park we continue to have those green areas on our doorsteps."

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