

Reception Room
13'3" x 11'3"

Reception Room
11'9" x 14'11"

Kitchen
7'2" x 9'0"

Bedroom
6'9" x 8'6"

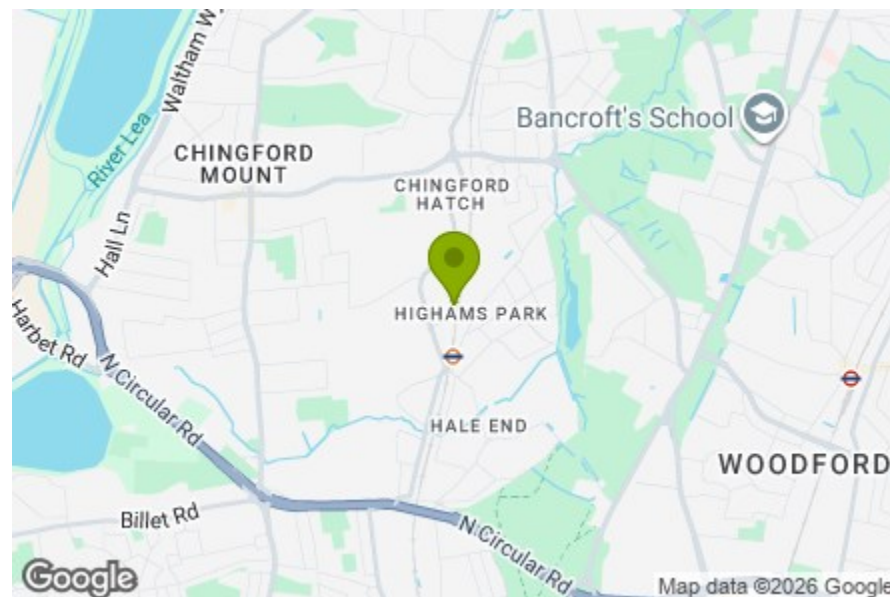
Bedroom
12'2" x 11'7"

Bedroom
11'5" x 11'11"

Bathroom
7'7" x 5'7"

Outbuilding
12'4" x 9'0"

Garden
25'7" x 56'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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 £700,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- 1930's End of Terrace
- Moments from Highams Park Station
- Approx. 980 Square Foot
- Side access
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Circa 56 Foot Rear Garden
- Garden Studio

A bright and well-proportioned three bedroom 1930s end terrace, set on a well placed Highams Park street just moments from the station. With around 980 square feet inside, side access, a 56 foot rear garden and a garden studio, it offers a lovely balance of practical living space and leafy surroundings, with Epping Forest just a short walk away.

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IF YOU LIVED HERE...

Step through the front door and into a calm, welcoming home with a natural flow from room to room. The front reception is full of daylight thanks to its broad bay window, while soft neutral tones, fitted shutters and wood flooring give it an easy, settled feel. To the rear, a second reception room is currently arranged as a dining space, with garden-facing doors that bring in plenty of light and make it feel especially connected to the outside.

Just beyond, the kitchen is neatly arranged with glossy cabinetry, generous worktops and a practical layout designed with day to day living in mind. Upstairs, the rooms are well judged, with two comfortable doubles and a third bedroom that works equally well as a child's room or study. The bathroom has been smartly finished in soft, neutral tones, with a bath, overhead shower and built-in storage.

Outside, the rear garden stretches away with a patio leading onto lawn, giving you plenty of room for dining, play or simply slowing

the pace a little in warmer months. Right at the end, the detached garden studio adds another layer of flexibility and is currently set up as a gym, though it could just as easily become a workspace or hobby room. Being end of terrace, you also have the bonus of side access, and there is future potential to extend, subject to the usual permissions.

WHAT ELSE?

Highams Park Station is only a short walk away, making journeys into Liverpool Street feel easy and well connected.

Epping Forest is close at hand, while Highams Park Lake and Larkwood are both nearby for walks, fresh air and a change of scene.

Local favourites such as Biba & Wren, Vino Tap and The Stag & Lantern help give this pocket of E4 its friendly, well loved feel.



A WORD FROM THE OWNER...

"We've really loved living here - Highams Park is such a warm, friendly area with a great local feel. One of the unexpected gems has been having Larkwood just at the top of the road - perfect for a quick walk or a bit of peace and quiet.

Highams Park Lake is only a short stroll away and always makes a lovely change of scene, while Epping Forest offers a bit more adventure when you have time to wander further.

The local cafés and independent spots nearby are brilliant for meeting friends or relaxing over a good coffee, and there's a genuine community spirit that makes it easy to feel at home. We've got to know some wonderful neighbours and local shop owners over the years.

We're only moving a few minutes away because we've come to love the area so much - it really has a special atmosphere."

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