



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose
Coolgardie Avenue, E4

Approximate Gross Internal Floor Area : 126.62 sq m / 1363 sq ft

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 13/05/2025



lpaplus.com



36 Coolgardie Avenue, Highams Park, London, E4 9HP

Guide Price £750,000

- Sought-after location in Highams Park
- Stylish loft conversion with en-suite
- Modern extended kitchen
- Set over three floors
- Excellent local schools nearby
- Four spacious bedrooms
- Two bright reception rooms
- South-facing private garden
- Family bathroom plus additional shower room
- Short walk to Highams Park Station

36 Coolgardie Avenue, London E4 9HP

A beautifully presented four-bedroom Edwardian home on the ever-popular Coolgardie Avenue in Highams Park. Set over three floors with a loft conversion, modern kitchen, two reception rooms, and a south-facing garden, this spacious family home is just moments from the station, shops, schools, and green spaces.



Council Tax Band: D



Set on the highly desirable Coolgardie Avenue in the heart of Highams Park, this elegant 1930's residence offers a superb blend of period character, contemporary style, and practical family living across three spacious floors.

From the moment you step inside, you're welcomed by a sense of warmth and space. The ground floor features a charming front reception room with a classic bay window and period fireplace—ideal for cosy evenings in. A second reception area flows effortlessly into a bright and extended kitchen to the rear, creating a sociable open-plan space that opens out onto a well-kept south-facing garden, perfect for al fresco dining and summer gatherings.

The first floor provides three generously sized bedrooms along with a stylish family bathroom. Whether used for sleeping, working from home, or creating a guest room, each bedroom offers flexibility to suit modern lifestyles. The second floor reveals a stunning loft conversion, home to the principal bedroom suite. This expansive room benefits from generous ceiling height, ample storage, and a beautifully appointed en-suite bathroom, offering a tranquil and private escape from the bustle of daily life.

Located in Highams Park, this property enjoys the best of both worlds: a leafy suburban setting with excellent local amenities. The nearby Highams Park Overground Station offers direct access to London Liverpool Street in under 25 minutes, making it ideal for commuters. You're also within easy reach of Walthamstow Central and the Victoria Line, connecting you swiftly to the West End.

Families will appreciate the highly regarded local schools, nearby Highams Park Lake and Epping Forest for weekend walks, and a growing selection of independent cafés, restaurants, and shops around The Avenue and Station Road. This is a rare opportunity to own a substantial, character-filled home in one of Highams Park's most sought-after roads—perfect for families looking to grow, entertain, and enjoy everything this vibrant East London neighbourhood has to offer.