

THREE BEDROOM END OF TERRACE  
HOUSE WITH ATTACHED GARAGE

**CHURCHILL**  
estates



**Coolgardie Avenue, London, E4 9HP**  
Offers Over £550,000



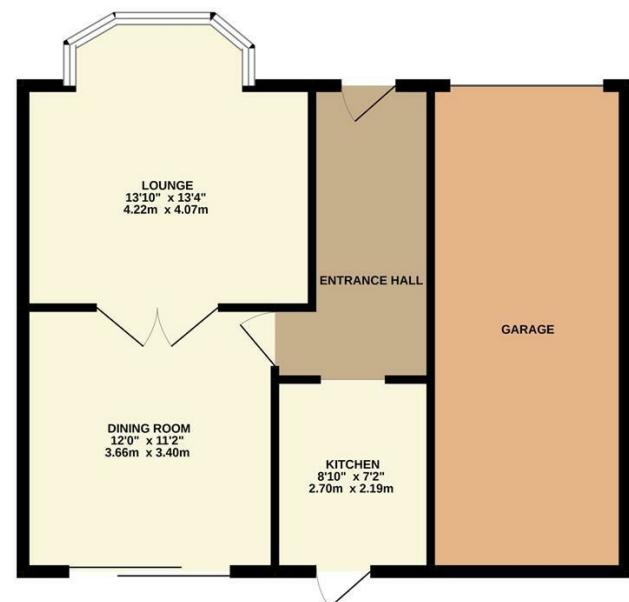
To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)



OFFERED FOR SALE WITH NO ON GOING CHAIN IS THIS THREE BEDROOM END OF TERRACE HOUSE WITH ATTACHED GARAGE AND IS SITUATED IN THIS POPULAR TREE LINED TURNING AND IS A SHORT WALK FROM HIGHAMS PARKS SHOPPING AND TRANSPORT FACILITIES. THE PROPERTY BENEFITS FROM TWO INTER COMMUNICATING RECEPTION ROOMS, KITCHEN, FIRST FLOOR BATHROOM WITH SEPERATE W/C. APPLICANTS SHOULD NOTE THE PROPERTY DOES REQUIRE MODERNISATION INTERALLY.

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq ft. (101.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan 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.  
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	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	EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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