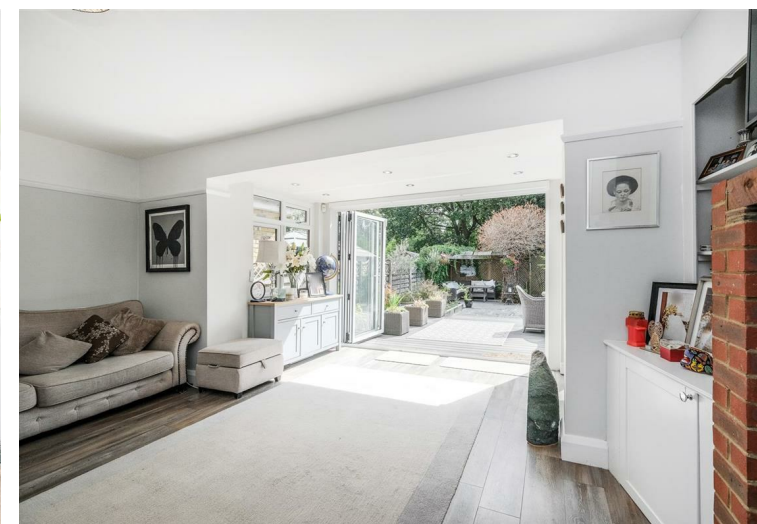
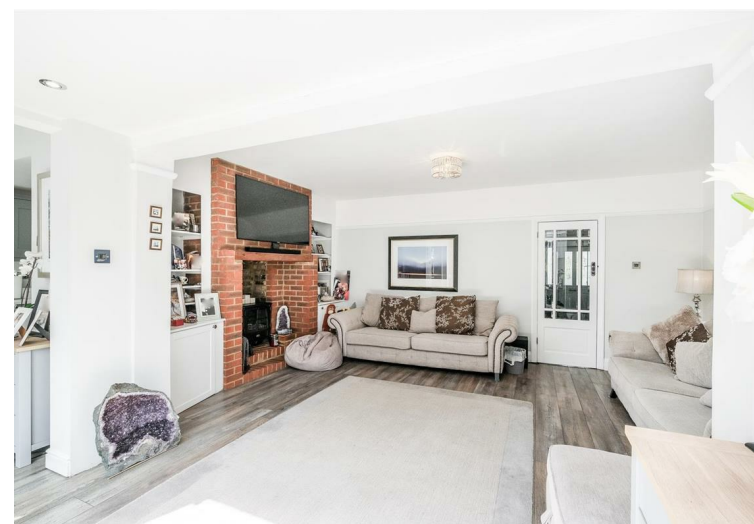




TOTAL FLOOR AREA: 1684 sq.ft. (156.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metropac 6/2024

Council: Waltham Forest | Council Tax Band: E | Floor Area: sq ft



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Goldsborough Crescent, North Chingford, E4 6PZ  
 Offers Over £850,000 Freehold

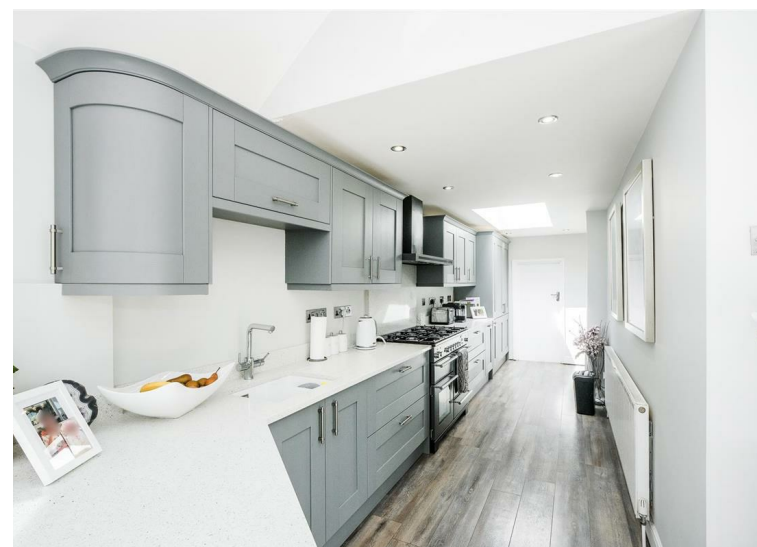
Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 4

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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SENSATIONAL AND EXCEPTIONAL!!! We are delighted to offer this superb four bedroom, four bathroom semi detached house which is tucked away in this quiet horseshoe turning in the sought after North Chingford location and has been modernised and maintained to the very highest standard by the present vendor. The property boasts many fine features including integral garage via own driveway, additional off street parking, beautiful and extended kitchen/diner, utility room, first floor family bathroom, three additional en suite shower rooms, lovely 45ft x 35ft secluded rear garden and an early internal viewing is a must to fully appreciate this superb family home.

EPC Rating D

Council Tax Band E

