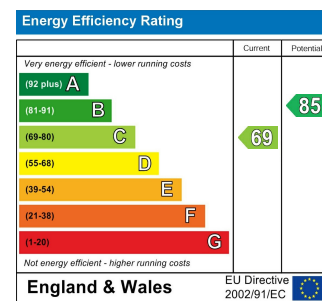




Total Area (Excluding Garage, Garden Room & Garden): 143.7 sq. ft. - 1515 sq. ft.
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



GOLDSBOROUGH CRESCENT, NORTH CHINGFORD

Asking Price £875,000 Freehold
4 Bed House



Features:

- Four Bedroom House
- Semi Detached 1930's
- Easy Access to Chingford and Highams Park
- Approx. 1515 Square Foot (Excluding Garden Room and Garage)
- Private Driveway and Side Access
- Potential To Extend (STPP)
- Large Corner Plot
- Private Garage
- Garden Studio
- Quiet Cul De Sac

An ingeniously developed and immaculately appointed four bedroom halls adjoining semi detached, enviably located on the corner of a quiet cul de sac in the leafy heart of Chingford. Arranged over three floors with huge south facing garden, this is a tremendous family find.

This is a property bursting with highlights but the first of many special mentions goes to your 200 square foot outdoor studio room, currently in use as a home bar with concertina doors so you can open it all up to your expansive greenery.

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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

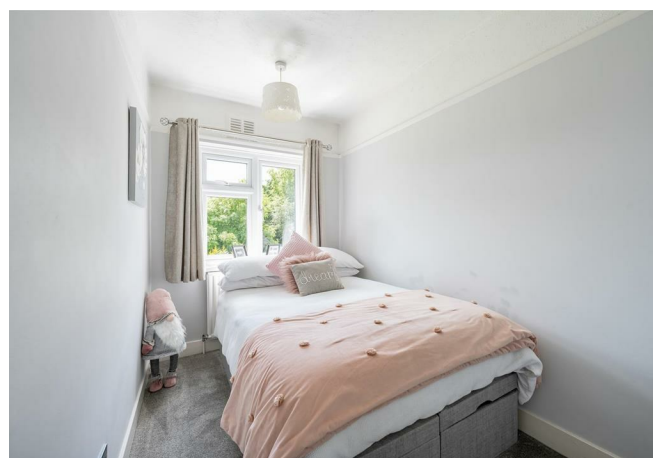
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll take in that elegant 1930s frontage as you stroll up your impressive driveway and step into your broad hall, with clear sightlines all the way to that enormous garden to the rear. Your 230 square foot kitchen/diner is on your left, floored in seamless grey and smartly finished with an array of white cabinetry and complementary chunky grey worktops. You have direct access to your garden from here too. We'll get out there shortly.

To the rear is your lounge, 180 square feet with dark blonde hardwood underfoot and a striking vintage tiled hearth and timber mantel taking centre stage. Bi folding doors open it all up to your garden, where an expansive, BBQ-perfect patio descends to an epic expanse of zero maintenance Trulawn. Lovingly maintained hedges and planters run down either flank, and of course at the end there's that superb garden room. All backing onto nothing but the open greenery of Ridgeway Park.

Back inside and upstairs your principal bedroom sits to the front, a generous 140 square feet with that classic bow window and plenty of integrated wardrobe space. Two more doubles complete the first floor sleeping arrangements, while

your family bathroom sits exquisite in smoky grey tiling to the walls, freestanding ceramic tub and a stroll in rainfall shower cubicle. Finally, upstairs your loft suite takes in a double sleeper with Juliet balcony, a skylit dedicated dressing room and sparkling en suite shower room.

Outside, take a five or six minute stroll out of your peaceful cul de sac to reach Ridgeway Park. A Green Flag award winner and perfect for your morning run, you'll also find tennis courts and children's play areas. It's a great spot to have on your doorstep, but there's even more open green space just a little further afield, with Pimp Hall Park, Mansfield Park and even the endless expanse of Epping Forest all within walking distance.

WHAT ELSE?

- Parents will be pleased to find ten 'Outstanding' or 'Good' primary/secondary schools, all less than twenty minutes' walk away. The well regarded independent Bancroft's and Bancroft's Prep schools are also nearby.
- You have a dedicated driveway with space for multiple cars, and drivers can be on the arterial North Circular in just ten minutes.
- Chingford station is a little over twenty minutes on foot or five by bike, for direct overground connections to Liverpool Street.



WORD FROM THE OWNER

"We are only the second family to have lived in this house since it was built, having purchased it from the previous owners who bought it off plan. We have been so very happy here and will be sad to go but need to downsize. Lovely neighbours. Lovely street with no "cut through" so very peaceful. Few minute walk to Ridgeway Park, with North Chingford shops, South Chingfird shops and The Hatch shops a 5 minute drive away. 15 minute walk to NC station."

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Reception

17'10" x 10'9"

Kitchen/Diner

11'5" x 21'3"

Garage

8'0" x 14'7"

Bedroom

6'2" x 10'9"

Bedroom

11'5" x 10'9"

Bedroom

11'2" x 13'8"

Bathroom

7'9" x 7'2"

Bedroom

16'10" x 10'9"

Dressing Room

4'4" x 7'8"

Garden Room

19'8" x 11'5"

Garden

51'2" x 90'10"



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