



Goldsborough Crescent, London, E4

BUTLER & STAG



**A beautiful, 1930's built four bedroom family home set on a very quiet E4 Crescent. The property offers a bright open plan kitchen/dining room with sunny conservatory that leads out to the Southerly Facing rear garden.**



## Freehold

- Four Bedroom Family Home
- Fantastic Open Plan Living Spaces
- Utility Room
- Fantastically Quiet Location
- Lovely Quiet E4 Location
- Modern Fitted Kitchen & Bathrooms
- Rear Garden In Excess of 50' And Southerly Aspect
- Close To Excellent Local Schools & Parkland

Available to view now, Butler & Stag are pleased to offer this impressive, four double bedroom semi-detached family home that is set in an idyllic E4/Chingford Location.

This small enclave of homes was constructed in the 1930's and was to appeal to the middle classes, moving from North & East London and looking for a greener and more pleasant place to live. The proximity to Epping Forest was, and still is, a huge attraction. The property itself offers a broad and welcoming entrance hall with family reception off to the left. Moving through, you are greeted with a fantastic 26' open plan kitchen/dining/living area with the added bonus of a glazed conservatory with views across the south facing garden.

Upstairs, each of the bedrooms is a comfortable double (bedroom one with en-suite facilities) and the family bathroom has been refitted with modern fittings.

The property also boasts a guest WC on the ground floor, useful utility room and, a garage that extends over 20' and is ideal storage space.

Externally, at the front of the property you have block paved drive parking for several vehicles, and at the rear, the garden extends in excess of 50' and has a glorious southerly aspect and has well stocked planted borders and an established lawn.





## Goldsborough Crescent

Approx. Gross Internal Area 159.3 Sq M ( 1714.4 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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