



3

Bedrooms



2

Bathrooms



Three Bedrooms | Detached | 2 Receptions | 2 Bathrooms | Beautiful South-West Facing Garden | Off-Street Parking & Garage | Quiet Crescent | Close to Parks, Schools & Local Shops...

Tucked away on the exclusive and highly sought-after Goldsborough Crescent, this impressive 1930s three-bedroom detached family home has been lovingly modernised throughout, blending period charm with luxury finishes across more than 1,540 sq. ft. of living space. Goldsborough Crescent is privately monitored by Alpha Security, adding an extra layer of peace of mind to this tranquil and prestigious North Chingford location.

Boasting a grand kerb appeal, the home features a paved driveway for multiple vehicles, a beautifully arched oak front door, and black-framed bay windows that hint at the attention to detail within. Inside, the home opens into a welcoming entrance hall with solid wood herringbone flooring, leading to two generous reception rooms. The front reception features a bay window and bespoke shutters, while the rear reception is an expansive open-plan living/dining space perfect for entertaining, with direct access to the garden and kitchen.

The luxury fitted kitchen is a true showstopper—fully integrated with premium appliances, bespoke cabinetry, marble-effect splash-backs, and a large skylight that floods the space with natural light. There is also a modern guest WC and shower room, complete with underfloor heating, on the ground floor, and access to the garage offering ample storage or conversion potential (STPP).

Upstairs, you'll find three well-proportioned bedrooms, including a magnificent master bedroom with bay window views and extensive built-in storage. A contemporary family bathroom completes the first floor, featuring underfloor heating, modern tiling, a full-sized bath, and a separate walk-in shower.

The private and low-maintenance rear garden is a true retreat, boasting a professionally landscaped layout with artificial lawn, stone paving, and a bespoke outdoor kitchen and bar area, perfect for al fresco dining. A built-in fire pit and luxury hot tub add a further touch of indulgence.

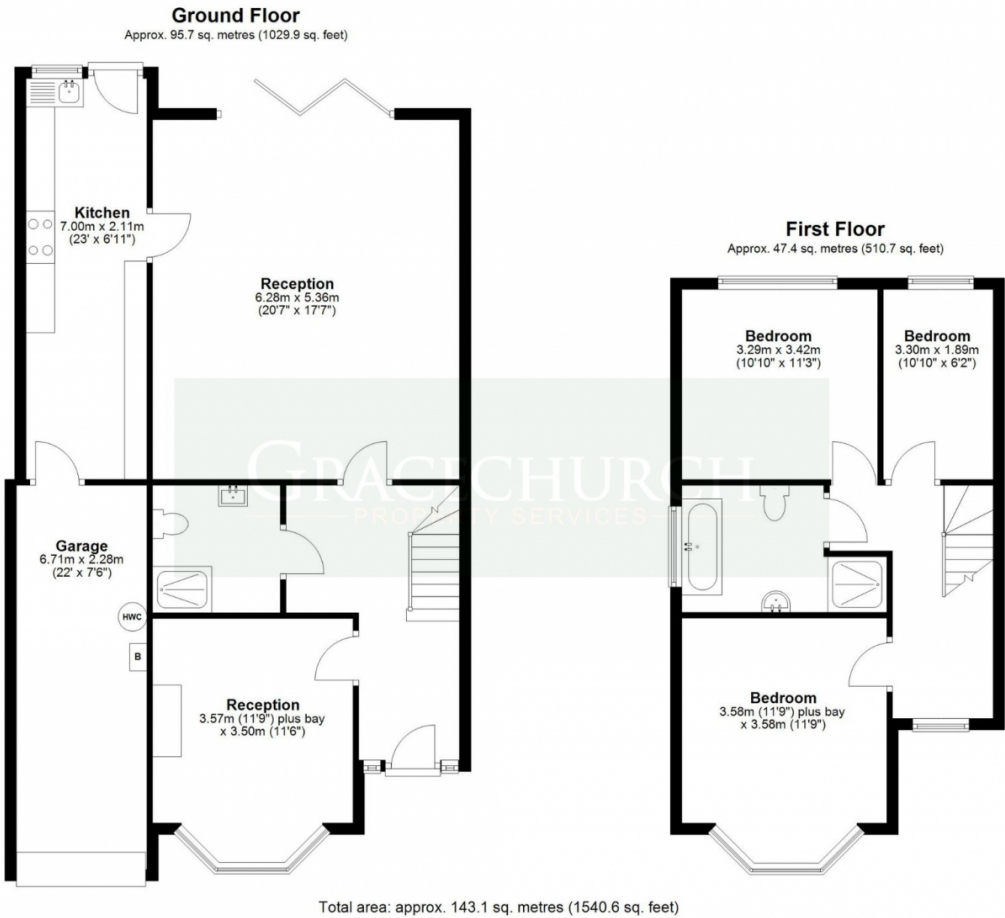
This rare detached home also offers further potential to extend (STPP) and sits on a quiet, zero through-traffic turning, moments from Ridgeway Park, Epping Forest, and the thriving amenities of Station Road and Chingford Mount.

Finer Details:

Detached
3 Bedrooms
2 Receptions
2 Bathrooms
Garage & Off street parking
Freehold
Council Tax Band: E (£2783.79 p/yr)
Borough: Waltham Forest
Sellers situation: Actively looking

Services:

Mains water
Mains electricity
Mains drainage
Gas central heating & underfloor heating
Air conditioning
EV Charging Point
Broadband coverage: Ultrafast: 1800 Mbps Download Speed (Ofcom)
Mobile signal/coverage: Available for all networks (Ofcom)



Whilst every attempt 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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Goldsborough Crescent, Chingford E4

