



Approximate Gross Internal Area 1204 sq ft - 112 sq m
(Excluding Garage)

Ground Floor Area 662 sq ft - 62 sq m
First Floor Area 542 sq ft - 50 sq m
Garage Area 101 sq ft - 9 sq m



Council: Waltham Forest | Council Tax Band: E | Floor Area: 1204.00 sq ft

Energy Efficiency Rating		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.

CHURCHILL
estates



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**

CHURCHILL
estates

Goldsborough Crescent, London, E4 6PZ
Offers Over £750,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



PEACE AND TRANQUILITY!!! Beautiful and spacious three bedroom semi detached house which is tucked away in this quiet horse shoe turning in the sought after North Chingford location and is accessible to local amenities and bus routes. The property which has been a loving family home for many years benefits from large attached garage, ample off street parking, two large reception rooms, fitted kitchen, large first floor family bathroom, additional ground floor wc, large conservatory, approx 50ft x 30ft rear garden and we feel would make the ideal family home.

EPC Rating TBC

Council Tax Band E