



## Worcester Crescent, Woodford Green, IG8 0LS

Offers In Excess Of £2,000,000

- Situated With The Monkams Estate
- Arranged Over Three Floors & In Excess Of 3500sq ft
- Offering Four Bathrooms
- Double Length Garage
- Close Proximity To Private & Public Schools
- Detached Six Bedroom House
- Modern Interior With Character Features
- Exceptionally Wide Plot
- Landscaped Rear Garden

# Worcester Crescent, Woodford Green, IG8 0LS

Caplen Estates welcomes to the market this superb six bedroom detached family home, nestled in the heart of the Monkams Estate, Woodford Green.

This immaculate property has been loved by the current vendors for the past 20 years, they have upgraded the property throughout whilst retaining the properties charm and character. Sat within an impressive plot which is arranged over three floors, in excess of 3500sq ft meaning the property offers a vast amount of living space whilst giving the option to extend further subject to planning.

When entering the properties large entrance hall which captures the original oakwood panelling, access to a cloakroom and entrance hallway. The ground floor offers a front reception room, a spacious living room with doors leading to the rear. The modern open plan kitchen/dining room is the perfect spot to entertain with bespoke kitchen offering ample storage, granite worktops, Miele integrated ovens, gas hob, extractor and doors leading to a large utility room.

The first floor landing has a huge window which pours in natural light, plus and access to four double bedrooms. The main including fitted wardrobes and a stunning en suite bathroom, with double sink, walk in shower and freestanding bath. There is a further single room/study, family bathroom, additional shower room and ample storage.

The second floor have been converted offer a spacious suit is complete with a large double bedroom, storage, walk in wardrobes and modern en suite shower room and expansive views over Woodford and beyond.

The rear garden has been fully landscaped with a large patio which leads to to a mature lawn, pond, further patio to enjoy some evening alfresco dining and side access.

Additionally the property offers a carriage driveway, is located near Knighton woods, Woodford Central Line station, various public & private schools and is available to viewings immediately, Call our Sales team to arrange a viewing.



Council Tax Band: G



Reception Room

16'2" x 13'0"

Living Room

15'7" x 13'0"

Kitchen/Dining Room

21'4" x 22'2"

Utility Room

10'8" x 5'5"

Bedroom 1

23'7" x 31'0"

Ensuite

6'7" x 8'9"

Dressing Room

11'2" x 8'9"

Bedroom 2

16'4" x 12'10"

Ensuite

10'10" x 12'5"

Bedroom 3

17'7" x 11'0"

Bedroom 4

13'8" x 12'5"

Bedroom 5

17'7" x 11'0"

Study

5'1" x 12'5"

Bathroom

6'3" x 9'6"

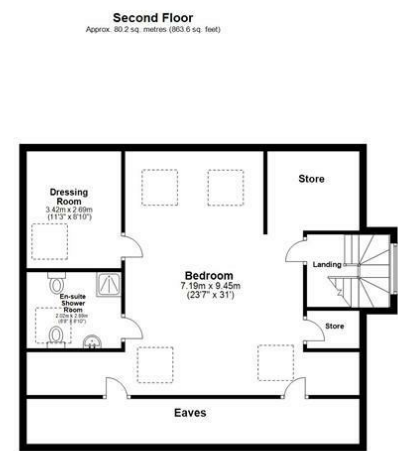
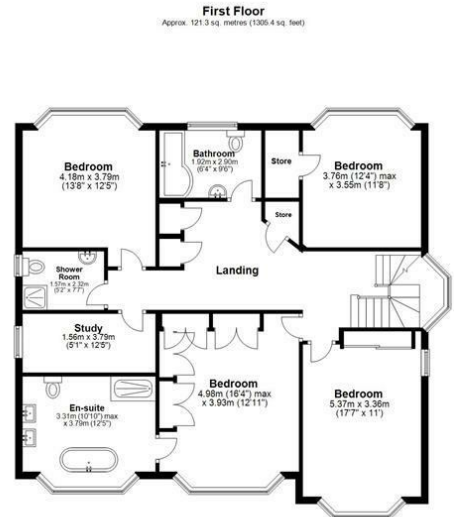
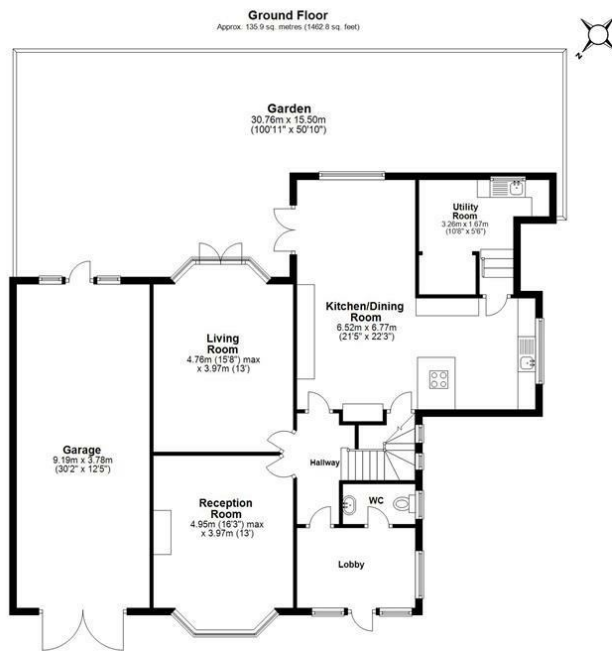
Shower Room

5'1" x 7'7"

Garden

166'9" x 331'1"ft

Garage

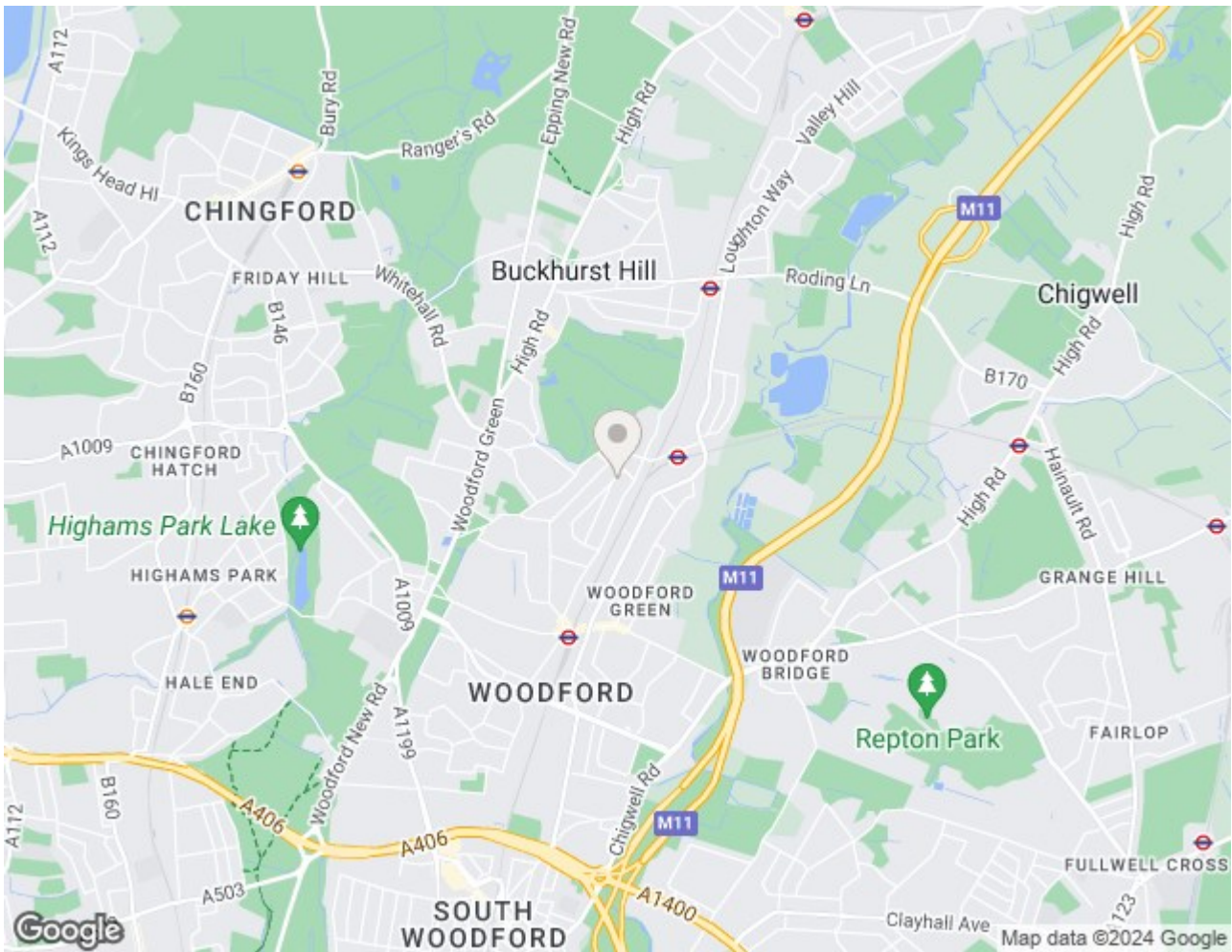


Total area: approx. 337.4 sq. metres (3631.7 sq. feet)  
For illustration purposes only. www.mcdphoto.co.uk @mcdphoto  
Plan produced using PlanIt.

Worcester Crescent







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

G

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.