



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



william rose

St. Ronans Crescent

Approximate Gross Internal Floor Area : 163.40 sq m / 1758.82 sq ft
(Excluding Garage)

Garage Area : 13.40 sq m / 144.23 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



5 St. Ronans Crescent, Woodford Green, IG8 9DQ

Offers In Excess Of £1,050,000

- 5 bedrooms
- Garage
- Double fronted
- Close to popular schooling
- Open planned kitchen diner
- Carriage driveway/ off street parking
- 4 reception rooms
- Large rear garden
- Quiet location
- Eye catching house

5 St. Ronans Crescent, Woodford Green IG8 9DQ

This stunning five-bedroom detached home originally constructed in the 1930's has been tastefully designed to create an ideal family home within walking distance to a number of Woodford Green's sought after schooling options, local amenities and transport links into London.



Council Tax Band: F



Located within the heart of Woodford Green and the ever-popular Laings Estate is this one of a kind extended five bedroom detached house offering versatile living accommodation throughout. The property is set back on a double plot offering a carriage driveway, large rear garden and the feeling of space.

This double fronted 1930's property has been extended to the side and to the rear whilst still offering the potential to convert the loft subject to obtaining the necessary planning permissions. As you enter the property you will be greeted by a spacious entrance hallway leading to a bright open plan dining room and kitchen with bay window overlooking the impressive garden. The property offers ample living accommodation with its ground floor shower room, 22ft lounge, large conservatory and further reception room which would be a perfect play room or study. On the first floor of the property, you have four double bedrooms, a single bedroom and a family bathroom.

Externally, the garden is very wide and extends to approx. 75ft long which is mostly laid to lawn and patio area with a variety of well established shrubs. The garden is a true show stopper where you can enjoy those summer BBQ's whilst the kids have the space to run around. To the front of the property there is a carriage driveway providing off-street parking for multiple vehicles and has access to a garage.

St Ronans Crescent is in a prime residential area close to Churchfields Primary School which is rated 'Outstanding' by Ofsted - another reason why this is a great family home. St Aubyns prep school is a short walk which is also highly desirable. The Laings Estate is a short walk to the shops and amenities at George Lane, whilst on the doorstep to all that Woodford Green has to offer. The location is perfect for commuters with Woodford and South Woodford Central Line station close by which enables quick access to Liverpool Street, Westfield Stratford City and central London. Transport links are excellent with the junctions to the A406, M11 & M25 within easy reach. St Ronans Crescent is a very leafy and green residential area with the added benefit of being close to The Green in Woodford Green and Epping Forest which are popular locations for enjoying a scenic walk, run or bike

ride.

EPC Rating: E

Council Tax Band: F (London Borough of Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.