



## Directions

## Viewings

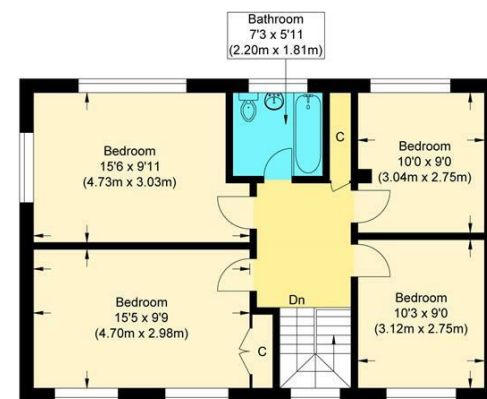
Viewings by arrangement only. Call 02085042440 to make an appointment.

## 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	



Ground Floor



First Floor

**william rose**

## Linden Crescent

Approximate Gross Internal Floor Area : 122.40 sq m / 1317.50 sq ft (Excluding Garage)

Garage Area : 39.30 sq m / 151.77 sq ft

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



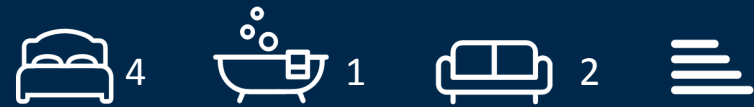
## 7 Linden Crescent, Woodford Green, IG8 0DG

£1,000,000

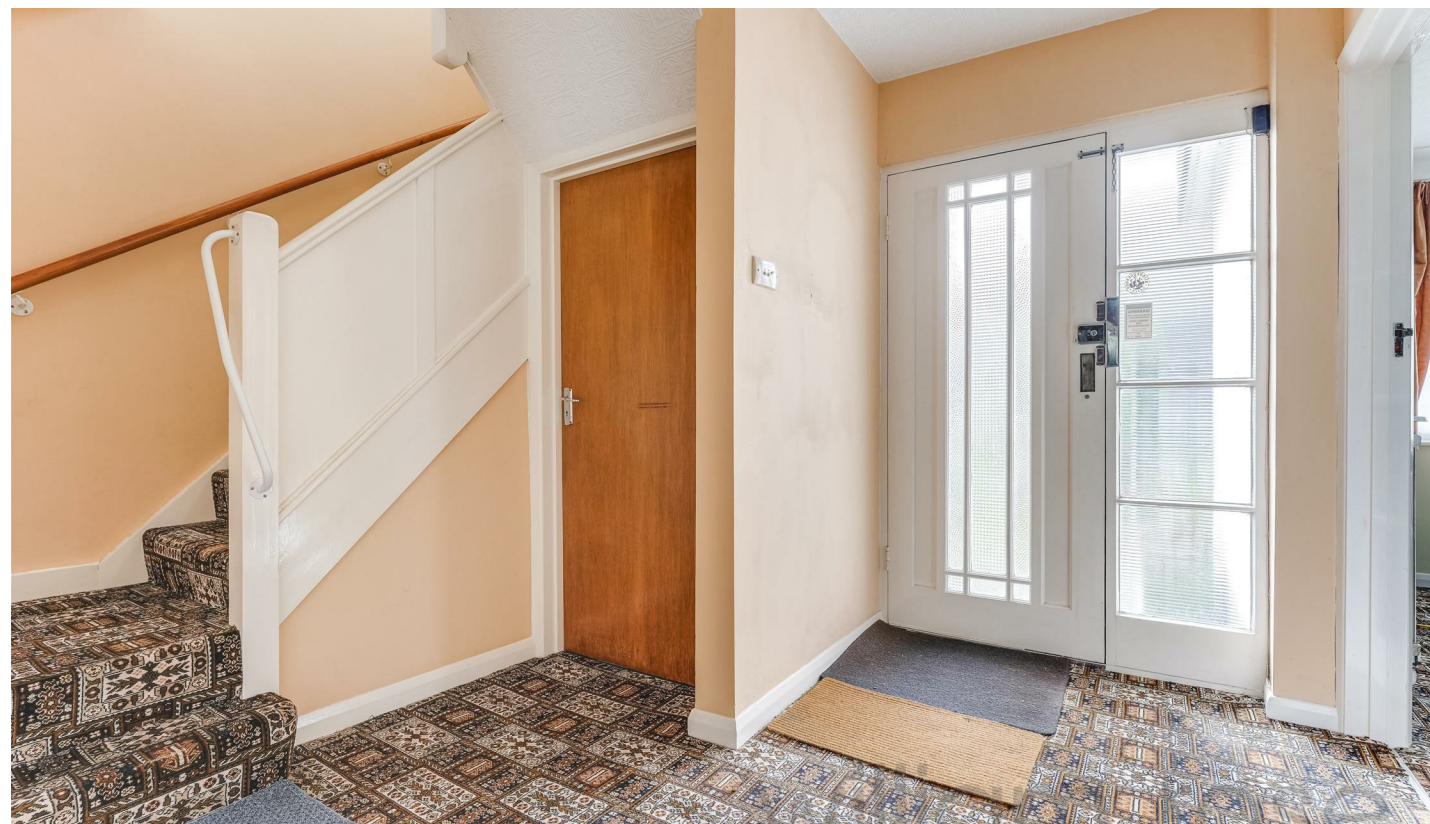
- 4 bedroom detached house
- Large rear garden
- Side access
- Close to popular schooling
- Full of potential (STP)
- Off street parking
- Set on a wide plot
- No chain
- Close to station
- Desirable road

## 7 Linden Crescent, Woodford Green IG8 0DG

Set on a popular turning in Woodford Green is where you'll find this 4 bedroom detached family home with drive way, large rear garden and integral garage. Its crying out for a new owner to put their own stamp on it and is perfectly located for commuting being just moments from the station.



Council Tax Band: G



Situated in one of Woodford Green's premier roads, Linden Crescent, is this eye catching four-bedroom detached house. The property is set on a wide corner and ticks all the boxes for family living with an array of high-achieving schools and excellent transport links close by.

The property requires modernising and is an ideal opportunity for the next family looking to add their own stamp to a property. The property has ample room to extend subject to the correct planning permission.

This attractive house offers spacious accommodation with its reception hall leading both to a substantial reception room to the front, and to the dining room to the rear with doors opening to a patio area. The kitchen overlooks the rear garden. The utility room also gives access to an integral garage and ground floor W.C. Up on the first floor there is a bright open landing, four double bedrooms and a family bathroom.

The exterior is truly stunning with its large frontage with mature shrubs, side access, car port and off-street parking. The rear garden is a true show stopper meaning you can enjoy those summer days in this tranquil setting.

If transport links to London are important, Woodford Central Line Tube Station is a short walk away, giving access to Westfield Stratford City and the city beyond. The local area is a leafy and green residential area with the added benefit of being close to Epping Forest, the golf course or Knighton Woods which are popular locations for enjoying a scenic walk, run or bike rides with the family.

If you want to grab a fine coffee-to-go, there is a selection of splendid cafes and patisseries on your doorstep along The High Road and The Broadway – a parade of shops that includes restaurants, an organic and vegan-friendly deli, and other amenities. Transport links are excellent: M25 & M11 junctions are within easy reach. We find a lot of people move to Woodford for its stunning green spaces and outstanding schools. Some of the quality private and state schools close by include Avon House Preparatory School, The Red School, Wells Primary, Woodford Green Preparatory, Bancroft's, Forest School, and Woodford County

High.

Freehold

EPC: D

Local Authority: Redbridge

Council Tax Band: G

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.