

Directions

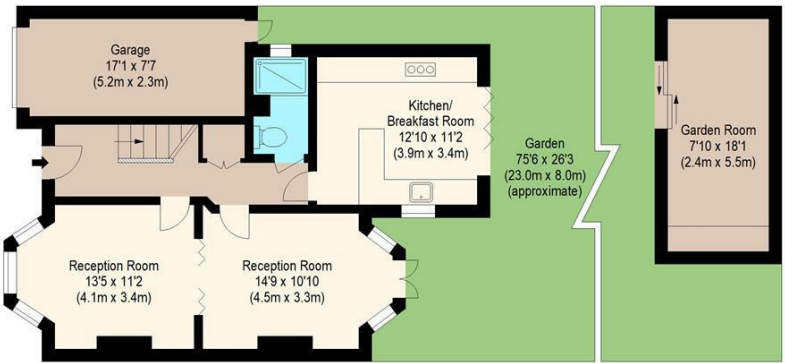
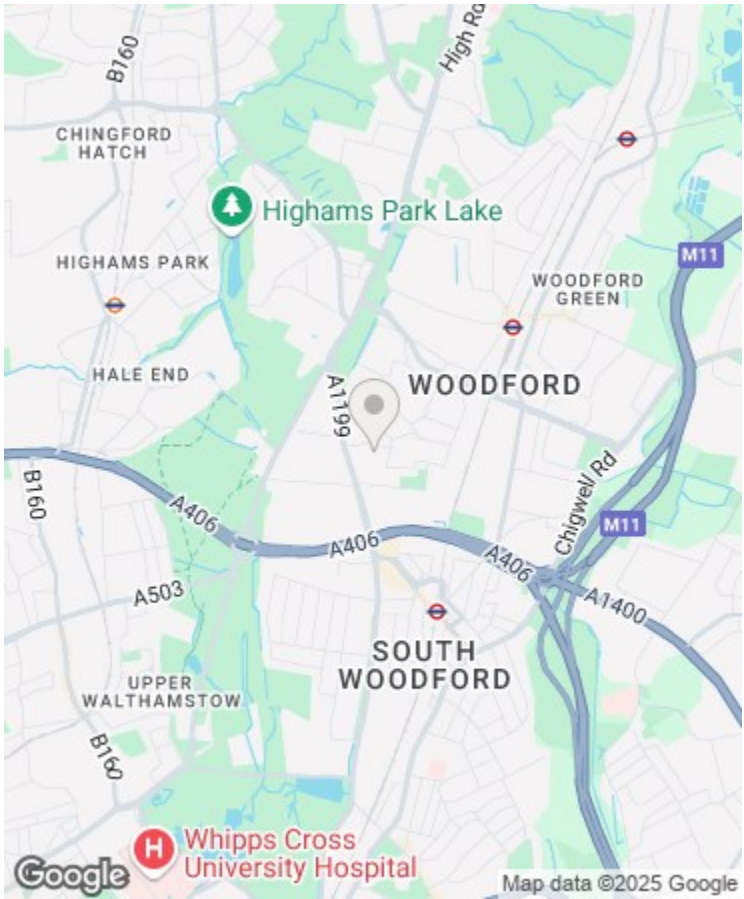
Viewings

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

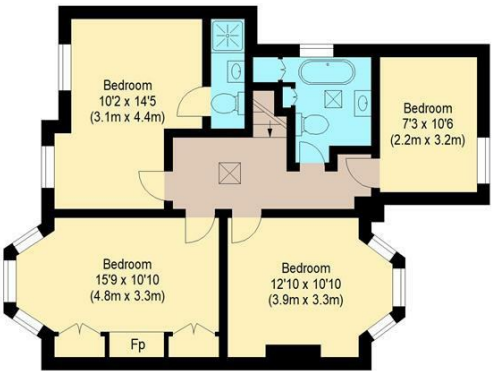
EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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
St Albans Crescent, IG8

Approximate Gross Internal Floor Area : 133.96 sq m / 1442 sq ft
Garden Room : 13.19 sq m / 142 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/7/2024

42 St. Albans Crescent, Woodford Green, IG8 9EL

Guide Price £1,000,000

- 4 bedroom family house
- Extended
- Outhouse
- En suite shower room
- Garage
- No chain
- Stunning garden
- Excellent condition
- Close to popular schooling
- Off street parking

42 St. Albans Crescent, Woodford Green IG8 9EL

Sold chain free and located in one of Woodford Green’s exclusive roads is this stunning extended family house which offers four bedrooms and an attractive landscape rear garden with outhouse

 4

 3

 2

 C

Council Tax Band: D



This exquisite 1930's four-bedroom family home has been stylishly extended and meticulously maintained, making it a perfect blend of classic charm and modern comfort. With its lovely curb appeal and striking first impression, this property reflects the care and attention bestowed upon it by its current owners.

Upon entering, the delightful front lounge welcomes you with a feature fireplace and seamlessly leads to a dining room that overlooks the garden. This versatile dining area can be easily separated using elegant panelled folding doors. Off the hallway, there is a luxurious ground floor shower room and W.C., designed with modern fixtures and finishes for convenience and comfort.

The contemporary kitchen serves as the heart of the home, featuring a breakfast bar and direct access to the patio area. It boasts fitted appliances, feature flooring, spotlights with drop-down lights, and a double butler sink, making it an ideal space for both everyday family life and entertaining. The appeal continues on the first floor, where you will find a master bedroom complete with fitted wardrobes, a second bedroom with a dressing and seating area, and an en-suite shower room. Two additional well-sized bedrooms and a luxurious family bathroom with a freestanding bath complete the upstairs. The entire property is bright and airy, enhanced by wood flooring and stylish shutters throughout.

The garden is a true showstopper, offering a tranquil oasis with a couple of seating areas. Enjoy a quiet morning coffee under the pergola or host family barbecues on the patio. The garden is in immaculate condition, with mature shrubs and flowers surrounding the lush lawn. At the rear of the garden, an attractive outhouse provides a versatile space perfect for use as an office, gym, or garden room.

Additional features include a storage area down the side of the property, off-street parking, and a garage.

Located on St. Albans Crescent, this home is situated on a prime residential road with many popular state and private schools nearby, such as St

Aubyn’s’ and Churchfields primary enhancing its appeal as a great family home. The property is a short walk to George Lane shops in South Woodford, offering easy access to local amenities, while also benefiting from all that Woodford Green has to offer. For commuters, Woodford and South Woodford Central Line stations are close by, along with many open green spaces including Epping Forest, where the whole family can enjoy the great outdoors.

E.P.C Rating: C
Council Tax: Band: D (London Borough Of Redbridge)
Freehold

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.