

Directions

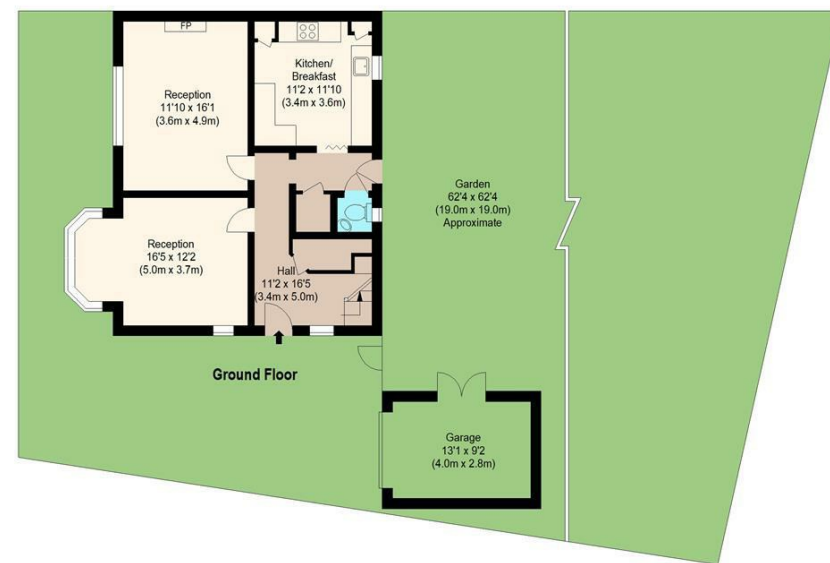
Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Crealock Grove, IG8

Approximate Gross Internal Floor Area: 133.78 sq m / 1440 sq ft
Garage: 11.24 sq m / 121 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: 24/9/2024

17 Crealock Grove, Woodford Green, IG8 9QZ

Guide Price £900,000

- 4 bedroom family house
- Detached garage
- South-West facing garden
- 2 reception rooms
- Warner built property
- Semi detached
- Generous sized plot
- Huge potential to extend (STPP)
- Close to Highams Park lake
- Close to transport

17 Crealock Grove, Woodford Green IG8 9QZ

A 4 bedroom family home located on Crealock Grove in Woodford Green on the Higham Estate close to Highams Park lake. The property benefits from a detached garage, driveway and huge potential. Offered for sale chain free.



Council Tax Band: F



Guide Price: £900,000 to £950,000

This charming Warner-built, semi-detached family home occupies a generous plot on Crealock Grove, within the highly sought-after Highams Estate. Ideally located, it offers easy access to both Highams Park Overground Station and Woodford Central Line Station, providing excellent transport links.

From the moment you arrive, the property's classic 1930s-style frontage exudes character, featuring a driveway, front garden, and a detached garage. Inside, a spacious entrance hallway with built-in storage welcomes you. The ground floor offers a well-proportioned lounge, a separate dining room, and a fitted kitchen, all with convenient access to the expansive rear garden.

Upstairs, you'll find four well-sized bedrooms and a three-piece family bathroom. The property also holds excellent potential for further development, with scope to extend into the loft, to the rear, and to the side—subject to the necessary planning permissions.

The true highlight of this home is the south-west facing garden, perfect for al fresco dining, entertaining, or simply enjoying family gatherings. The garden features a patio area with ample space for outdoor furniture and sun loungers, while the rest of the garden is laid to lawn, surrounded by mature shrub borders. Additionally, solar panels on the rear of the property and garage offer an eco-friendly advantage.

Offered chain free.

Built by renowned developer Sir Thomas Warner in the 1930s, the Highams Estate is a prestigious residential area that offers a perfect blend of local amenities and green spaces. Nearby High Road is home to popular cafés, restaurants, and shops. Both Woodford Central Line and Highams Park stations are within easy reach, making this location ideal for commuters. For families, the property is close to a selection of outstanding schools, including the highly regarded Woodford County High School for Girls, Bancroft's, and an array of exceedingly good schools.

Surrounded by leafy open spaces, including Epping Forest just a short walk away, this home offers an ideal setting for family life, with plenty of outdoor activities on your doorstep. Don't miss the opportunity to make this beautiful property your family's next home.

E.P.C Rating: D
Council Tax Band: F
Local Authority: Waltham Forest
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.