

Directions

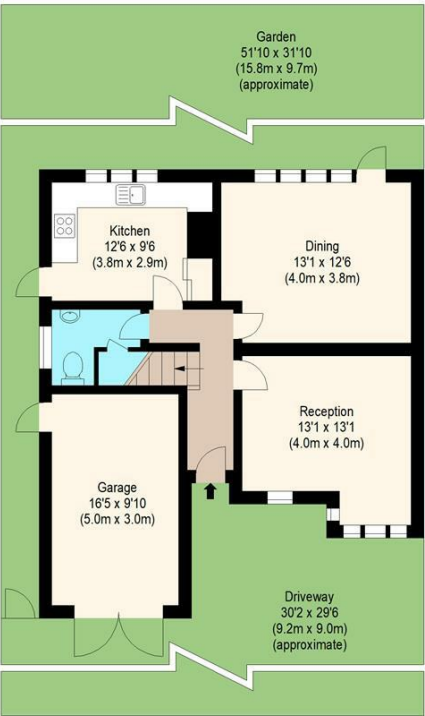
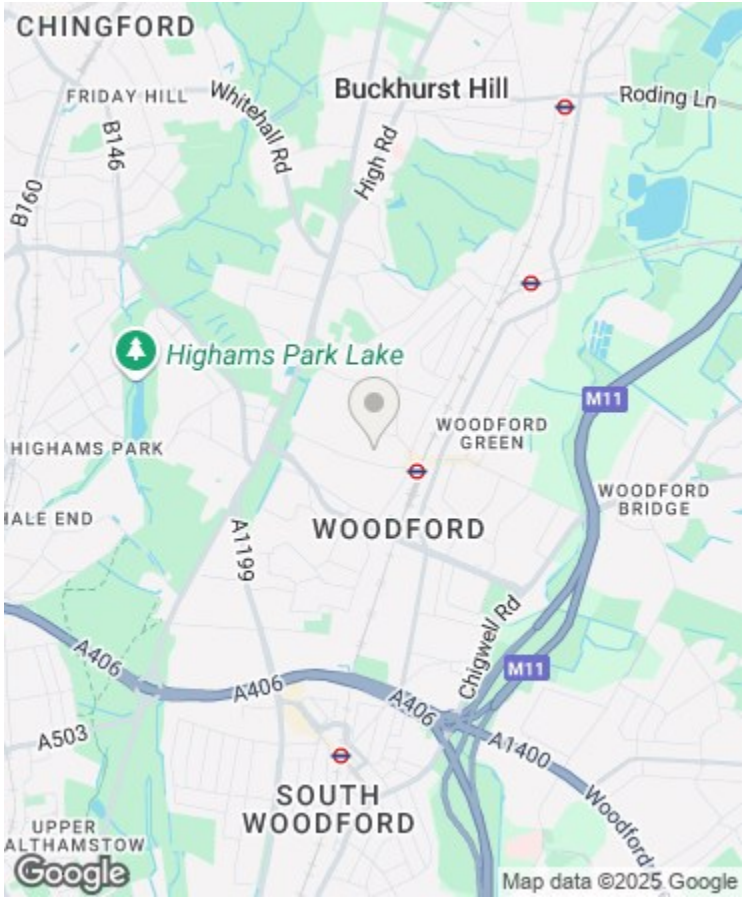
Viewings

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

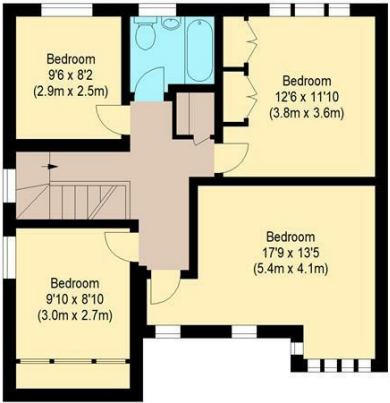
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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		



Ground Floor



First Floor

Linden Crescent, IG8

Approximate Gross Internal Floor Area : 138.24 sq m / 1488 sq ft



41 Linden Crescent, Woodford Green, IG8 0DG

Guide Price £900,000

- Guide Price £900,000 - £950,000
- Popular road
- Good size garden
- Off street parking and garage
- Attractive frontage
- 4 bedroom semi detached
- No chain
- Close to Woodford Station
- Close to popular schooling
- Ground floor W.C

41 Linden Crescent, Woodford Green IG8 0DG

Sold chain free and set on a popular turning in Woodford Green is where you'll find this four bedroom semi-detached family home with drive way, spacious rear garden and integral garage.

 4

 1

 2

 D

Council Tax Band: F



Guide Price £900,000 - £950,000

"Whiterose " is being marketed for the first time since its construction in 1958. Linden Crescent, a popular turning in Woodford Green is where you'll find this four-bedroom semi-detached family home with driveway, spacious rear garden and integral garage. Just waiting for a new owner to put their own stamp on it and perfectly located for commuting, being just moments from Woodford station.

This attractive house offers spacious accommodation with its large hall leading to a substantial reception room with fantastic views over the rear stunning garden, fitted kitchen, second reception room and ground floor cloakroom. Up on the first floor there is a bright open landing, four bedrooms and family bathroom. The property has significant potential with ample scope for enlargement and extension subject to the usual planning permissions. The exterior is strikingly attractive with a large frontage with side access, integral garage, and off-street parking for multiple vehicles. The rear garden is on a wide plot and is very secluded allowing you to 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. Linden Crescent 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: F

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.