

Directions

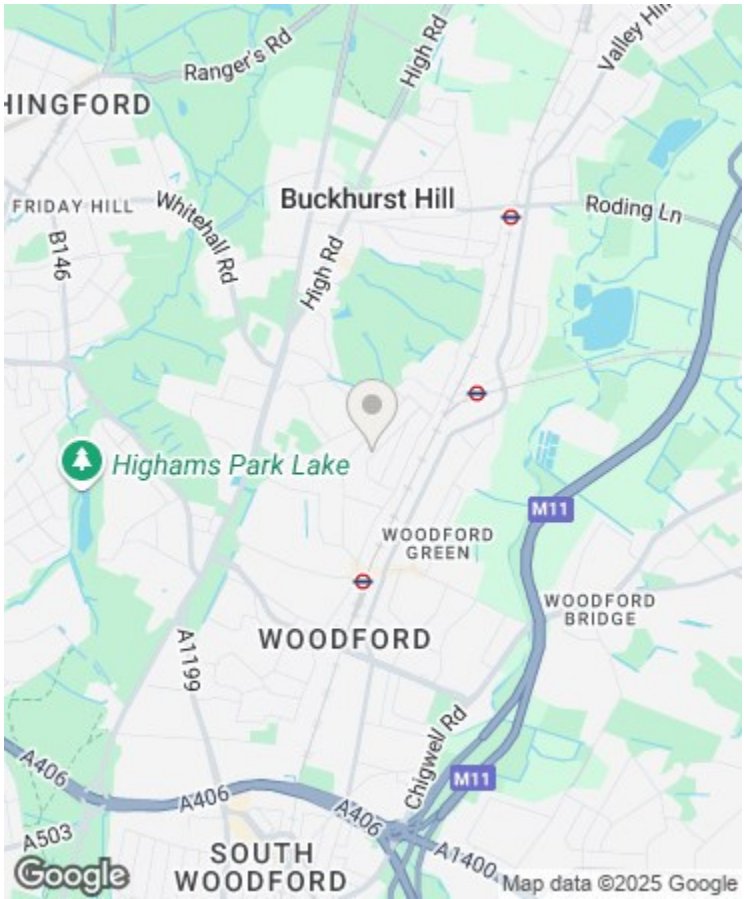
Viewings

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

EPC Rating

D

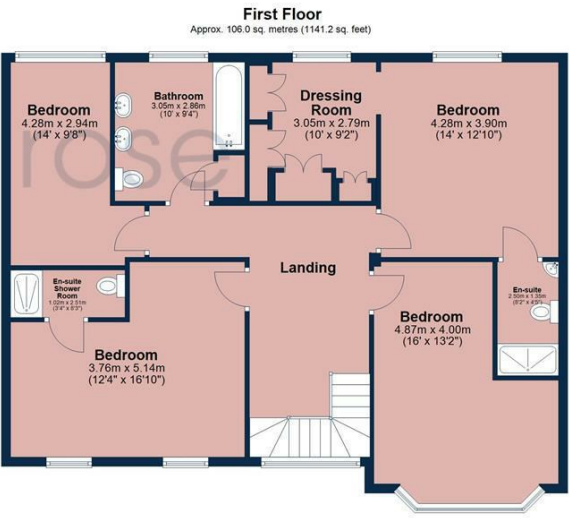
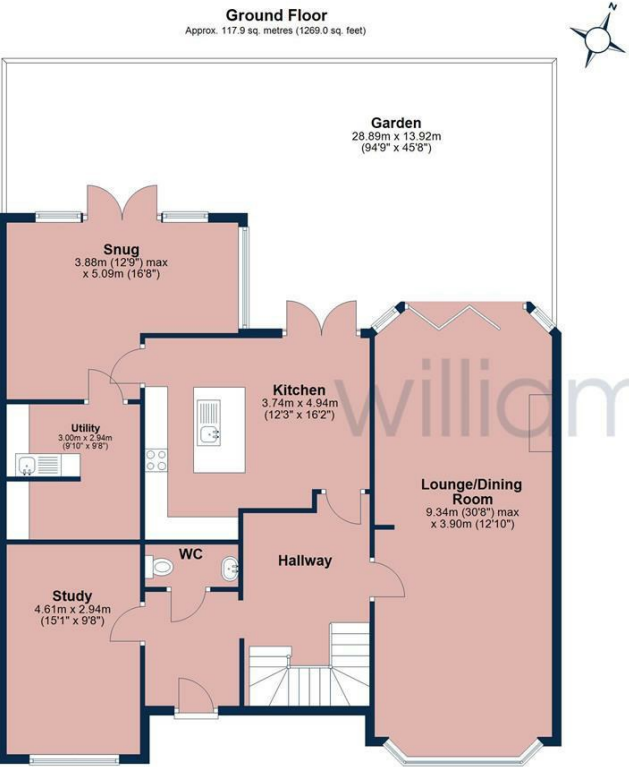
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



57 Worcester Crescent, Woodford Green, IG8 0LX

Guide Price £1,500,000

- 4 bedroom detached family house
- Spacious Living Area – Over 2,400 sqft of thoughtfully extended living space
- Modern Kitchen & Utility Room
- Beautifully Landscaped Garden – 90ft private rear garden with mature trees
- Excellent Transport Links – Walking distance to Woodford Central Line station
- Prestigious Location, highly sought-after Monkham's Estate
- Elegant Entrance Hall – Features a stunning stained-glass leaded window
- Multiple Reception Rooms
- Ample Parking – A spacious driveway accommodates up to three vehicles
- Immaculately presented and move-in ready



Total area: approx. 223.9 sq. metres (2410.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Worcester Crescent

57 Worcester Crescent, Woodford Green IG8 0LX

Ideally located in the popular Monkams Estate is this four bedroom detached family home. The property has been extended by its current owners giving fantastic sized accommodation.



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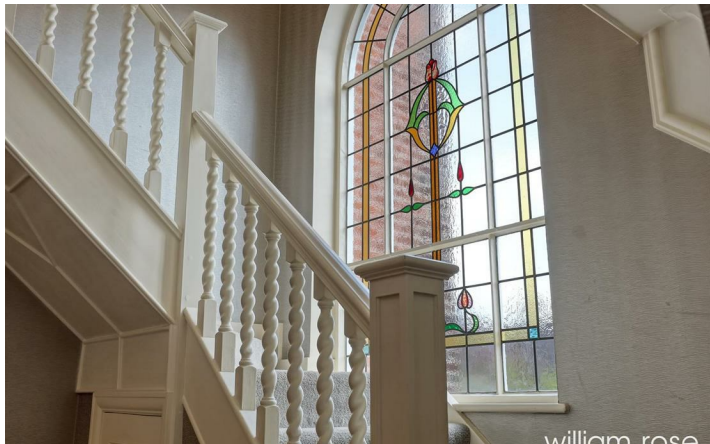


3



D

Council Tax Band: G



Guide Price £1,500,000 - £1,600,000

Located in the prestigious Monkams Estate, Worcester Crescent is renowned as one of Woodford's most sought-after family-friendly streets. This exceptional four-bedroom detached home has been thoughtfully extended to offer expansive living spaces, spanning over 2,400 sqft. Upon entering, you're welcomed by a striking reception hall featuring a stunning stained-glass leaded window, which floods both the ground and first floors with natural light. From the hallway, you'll find a study, a convenient ground-floor W.C., and a spacious 30ft through lounge with a charming feature fireplace and bi-folding doors that open onto the patio. The fully equipped kitchen leads into an additional reception room, ideal for a TV room or cozy snug. The ground floor also includes ample storage and a utility room for added convenience.

Upstairs, the first floor boasts a bright and airy landing, a master bedroom with a dressing room and en-suite shower room, and a second bedroom with dual windows overlooking the front, complete with an en-suite shower room. There are two more well-proportioned bedrooms and a large family bathroom.

The rear garden is truly a highlight, professionally landscaped and filled with a diverse range of mature shrubs and trees, including palm trees, New Zealand ferns, and Acers, ensuring complete privacy and no overlooking neighbours. The garden features an integrated watering system, and electrical points are strategically placed throughout. A garden shed provides extra storage. Measuring approximately 90ft in depth, the garden boasts a stylish patio area with large grey porcelain tiles. The front garden is equally attractive, with laurel trees for added privacy and a beautiful jasmine bush framing the entrance. A spacious driveway accommodates up to three vehicles.

Worcester Crescent is one of the most exclusive roads within the Monkams Estate, offering the perfect balance of privacy and convenience. You're just a short distance from Woodford Green's local shops, cafes, and restaurants, with The Broadway and The High Road nearby. Woodford Central Line

station is within walking distance, ideal for your daily commute, and the M25 and M11 junctions are easily accessible. For families, there is an excellent selection of both private and state schools in the area. The home is also close to several green spaces, including Knighton Woods and Epping Forest, providing ample opportunities for outdoor activities. This charming property is an ideal family home in a coveted location.

Council Tax Band G - Redbridge council
EPC: D
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.