

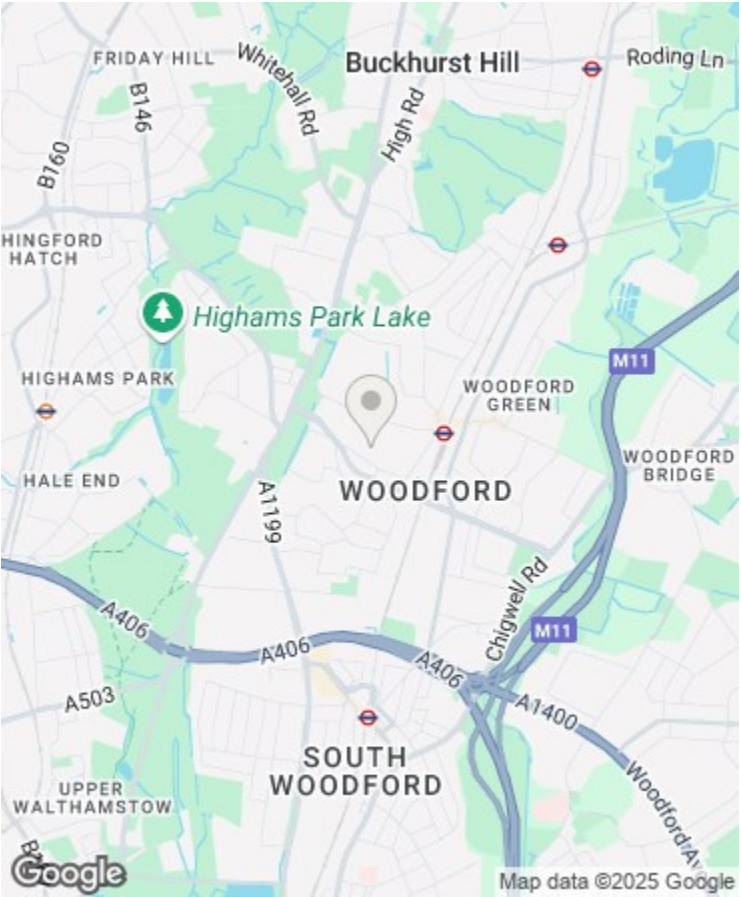
Directions

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		



5 Frating Crescent, Woodford Green, IG8 0DW

£2,250 PCM

- 4 bedroom house
- Garage and driveway
- Rear garden with patio
- The Broadway is close by
- Close to popular schooling
- Close to Woodford station
- 2 bathrooms
- Bright and spacious
- Short walk to forest
- Double glazed

5 Frating Crescent, Woodford Green IG8 0DW

This spacious 4 bedroom 2 bathroom house with garage is perfectly located in a quite location but within a short walk away of Woodford station and The Broadway amenities. The property offers good sized accommodation throughout.



Council Tax Band: D



Located in a peaceful residential turning in the heart of Woodford Green, this attractive four-bedroom, two-bathroom townhouse offers spacious, flexible accommodation arranged over three floors. Ideally positioned just moments from Woodford Broadway, local shops, cafes, and Woodford Central Line Station, this is a fantastic opportunity for families and commuters alike.

The property is well presented and offers a private driveway, integral garage, and a low-maintenance rear garden. Inside, the ground floor features a modern shower room, a versatile bedroom or additional reception room with access to the garden — perfect for guests, older children, or a home office setup.

On the first floor, you'll find a bright and generously proportioned open-plan living and dining area, ideal for entertaining, flowing seamlessly into a contemporary fitted kitchen.

The second floor comprises three well-sized bedrooms and a stylish family bathroom, with the principal bedroom stretching across the full width of the home.

Key Features:

Four bedrooms / two bathrooms

Quiet yet well-connected location

Integral garage and off-street parking

Ground floor bedroom or additional living space

Private garden

Spacious open-plan living/dining room

Fitted kitchen with modern units

Ideal for families or those seeking flexible living

Frating Crescent is a tranquil, tree-lined street just a short walk from Woodford Station (Central Line), providing swift access into the City and West End. The M11, M25 and A406 are also easily accessible. The area is renowned for its outstanding state and independent schools, green open spaces like

Epping Forest and Claybury Park, and a variety of local boutiques, restaurants, and leisure facilities.

Council Tax- Redbridge band D

EPC- C

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