

Directions

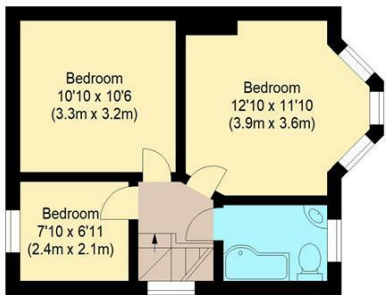
Viewings

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

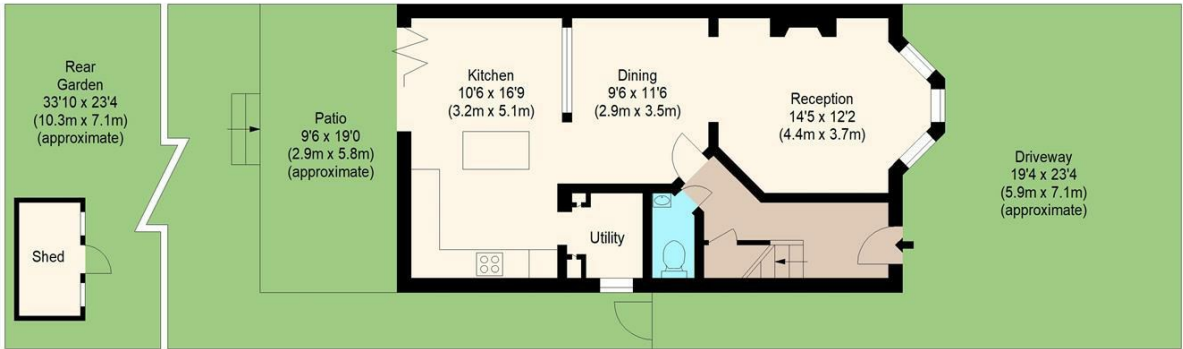
EPC Rating

D

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



First Floor



Ground Floor

william rose
St Albans Road, IG8

Approximate Gross Internal Floor Area : 94.57 sq m / 1018 sq ft
Shed : 3.16 sq m / 34 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: 22/4/2025



57 St. Albans Road, Woodford Green, IG8 9EQ

Offers Over £750,000

- Three Bedrooms
- 1930's Style
- Separate Utility Room
- Two Reception Rooms
- Close to Local Amenities
- Semi-Detached
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Potential to Extend (STPP)
- Walking Distance To Central Line & Popular Schools

57 St. Albans Road, Woodford Green IG8 9EQ

Located on a sought-after residential street in the heart of Woodford Green, this attractive 1930s three-bedroom semi-detached home on St. Albans Road offers superb potential to extend (subject to planning) and create a truly bespoke family residence. With excellent access to highly regarded local schools, including Churchfields and the independent St Aubyn’s Primary, this property is ideal for growing families. Additional benefits include off-street parking via a private driveway, as well as convenient side access to the garden.

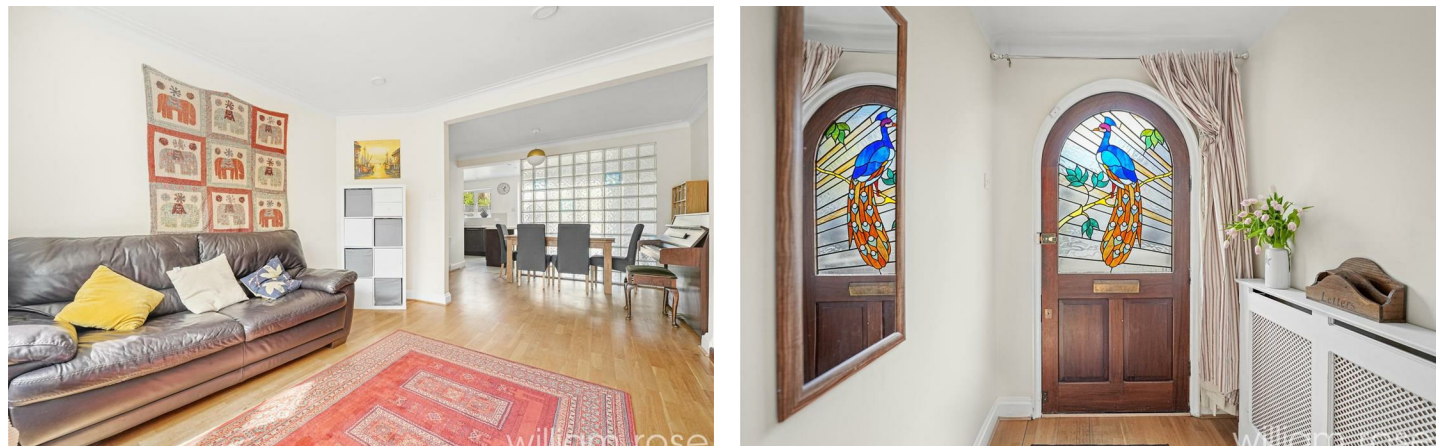
 3

 1

 2

 D

Council Tax Band: D



Stepping through the front door, you are welcomed into a central hallway that connects the ground floor living spaces. To the front of the house, the spacious reception room boasts a large bay window and leads into a separate dining room—perfect for entertaining. At the rear, a well-sized kitchen overlooks the garden and opens onto a generous patio. A utility area and downstairs W.C. complete the ground floor layout. Upstairs, the first floor offers two double bedrooms and a third single bedroom—ideal for use as a study or nursery—alongside a family bathroom. Outside, the rear garden extends approximately 33'10 x 23'4 and includes a patio area, lawn, and a useful garden shed—perfect for outdoor enjoyment and future landscaping ideas.

St. Albans Road is a well-connected and peaceful location within Woodford Green, known for its friendly neighbourhood feel and excellent local amenities. The property is within walking distance of Woodford Station (Central Line), offering direct links into London Liverpool Street and the West End. The nearby George Lane hosts an array of independent shops, cafés, restaurants, and essential services. For those who appreciate green space, both Epping Forest and Claybury Park are easily accessible, offering scenic trails, playgrounds, and outdoor leisure opportunities. A fantastic spot for families and professionals alike.

Property Information / Disclaimer
FREEHOLD

EPC Rating: D
Council Tax Band: D (Redbridge)

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.