



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



11 Frating Crescent, Woodford Green, IG8 0DW

£2,500 PCM

- Four bedrooms
- Close to Central Line station
- Modern décor
- Close to popular schooling
- Two bathrooms
- Sought after location
- Modern appliance fitted kitchen
- Off street parking



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.

lplus.com

Date: 4/3/2024



# 11 Frating Crescent, Woodford Green IG8 0DW

Nestled in the charming Frating Crescent of Woodford Green, this delightful mid-terrace townhouse offers a perfect blend of comfort and convenience. Boasting four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two bathrooms ensure that morning routines run smoothly, providing ample facilities for all residents.

 4

 2

 1

 D

Council Tax Band: D



The house is in good condition throughout, allowing you to move in with ease and start enjoying your new home right away. The inviting reception room serves as a welcoming space for relaxation or entertaining guests, making it a versatile area for various activities.

One of the standout features of this property is the off-street parking, providing a valuable asset in this bustling area. You will appreciate the convenience of having your own parking space, especially in a location so close to local amenities.

Situated just minutes from Woodford Central Line station, this home offers excellent transport links for commuters, making it easy to access central London and beyond. Additionally, the nearby shops and cafes cater to your everyday needs, ensuring that everything you require is within easy reach.

In summary, this four-bedroom townhouse in Woodford Green presents a wonderful opportunity for those looking for a well-located, spacious home in good condition. With its proximity to transport links and local amenities, it is a property not to be missed.