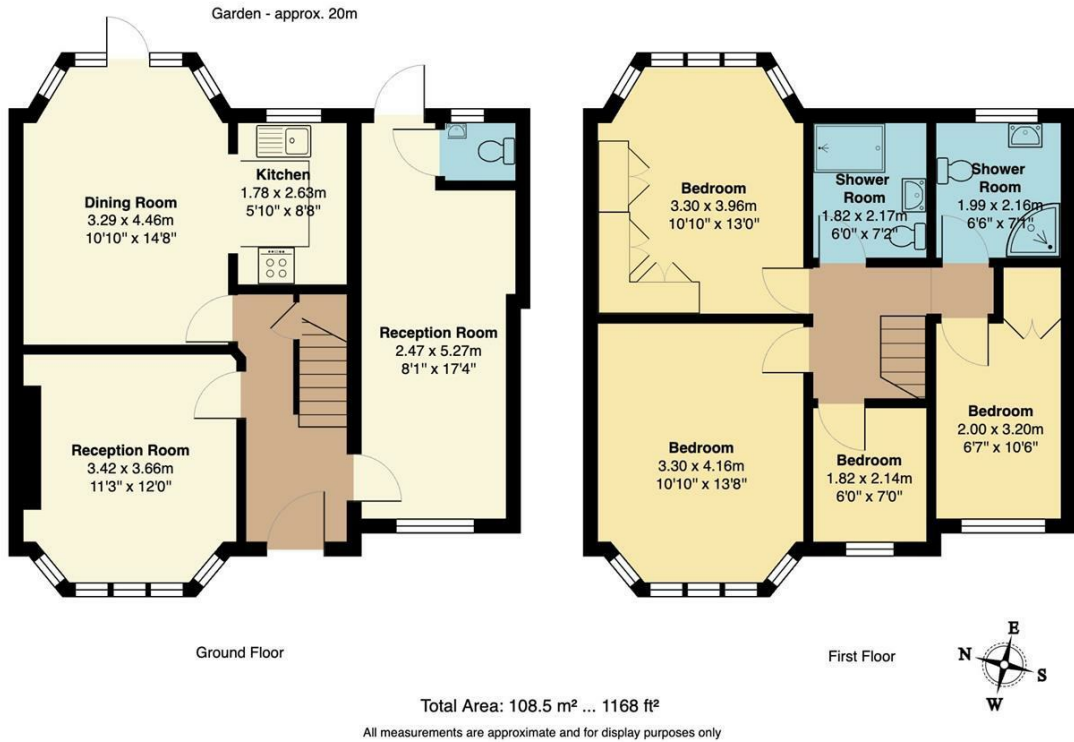




ST. ALBANS CRESCENT, WOODFORD GREEN
Offers In Excess Of £850,000 Freehold
4 Bed House

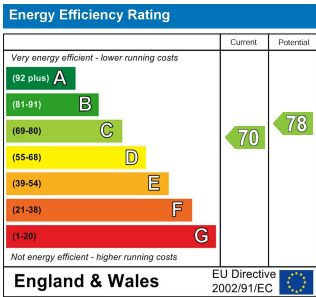
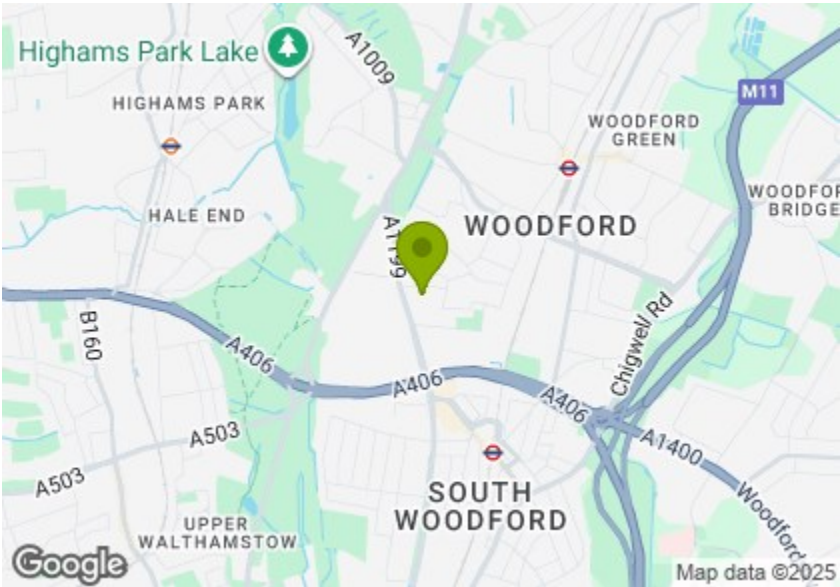


Features:

- Four Bedroom House
- Two Bathrooms + WC
- Driveway
- Quiet Residential Turning
- Two Storey Side Extension
- Potential for Further Enhancement (STP)
- Close to Fantastic Range of Schools
- Period Features

Set on a peaceful residential turning, this attractive four-bedroom home offers generous proportions and a thoughtfully extended layout across two floors. A private driveway adds convenience, while original period details lend charm and character throughout. With two bathrooms and an additional WC, the home is well suited to family life, and there's scope for further enhancement, subject to planning. Surrounded by a fantastic choice of local schools, the property combines space, potential and a desirable location in one appealing package.

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IF YOU LIVED HERE...

An elegant first impression awaits with a red brick frontage, arched stained-glass door, and crisp white-framed windows. Step through into a light-filled hallway with warm wood-effect flooring and a classic decorative front door. Subtle grey walls, white trims and a handy under-stairs cupboard complete this inviting space, which flows directly into two reception rooms and the dining area beyond. The first reception room sits to the front, enjoying a broad bay window, high ceiling and period-style picture rail. The second reception features direct garden access and a flexible, open feel. The dining room enjoys glazed doors onto the garden and an original tiled fireplace, while the adjacent kitchen offers scope to reconfigure and create an open-plan layout (STPP). A ground floor WC completes the picture. Upstairs, the main bedroom is spacious and light, with a front bay window and pale flooring. The second bedroom has floor-to-ceiling wardrobes and leafy garden views. A third bedroom offers fitted storage and a sunny outlook, while the fourth presents a clean canvas with potential to adapt. Two separate shower rooms—one simply finished, the other more vibrant—are both bathed in natural light and offer the potential to combine into one generous family bathroom.

Outside, the 20-metre south-facing garden is a real highlight. A set of curved steps leads down to a paved terrace and expansive lawn framed by mature greenery, with a raised patio seating area at the far end. There's plenty of room to relax, entertain or explore your green-fingered ambitions. The surrounding area offers a welcoming mix of green space, community spirit, and local favourites. Epping Forest is around 10 minutes away on foot, placing miles of ancient woodland and open trails within easy reach for walking, cycling or simply escaping the city buzz. When it comes to social spots, The Cricketers pub is a friendly local favourite with a relaxed atmosphere, while the Rose & Crown offers a more traditional setting for a Sunday roast. For dining out, Rosso serves up Italian classics in an elegant setting. Families are well catered for, with a choice of excellent schools nearby, making this a fantastic base for long-term living.

WHAT ELSE?

South Woodford Station offers fast and reliable access to the Central Line, making travel into central London simple and efficient. The area is also well served by local bus routes, with direct connections to neighbouring areas such as Walthamstow, Leytonstone, Chingford and Ilford. Whether you're commuting for work, heading into the city, or exploring what's nearby, transport links here make daily life that much more convenient.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT MANAGER

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Reception Room
11'2" x 12'0"

Dining Room
10'9" x 14'7"

Kitchen
5'10" x 8'7"

Reception Room
8'1" x 17'3"

WC

Bedroom
10'9" x 13'7"

Bedroom
10'9" x 12'11"

Shower Room
5'11" x 7'1"

Bedroom
5'11" x 7'0"

Bedroom
6'6" x 10'5"

Shower Room
6'6" x 7'1"

Garden
65'7"



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