

Directions

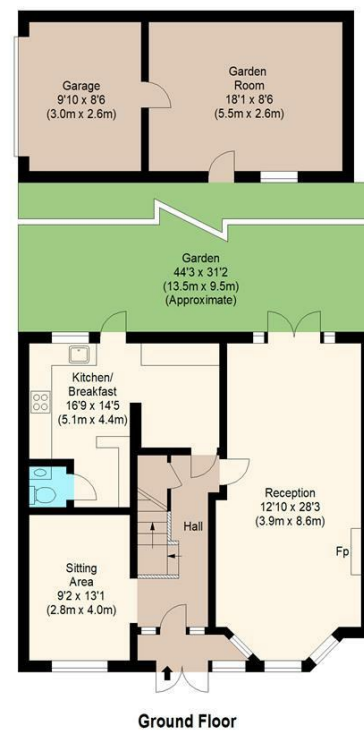
Viewings

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

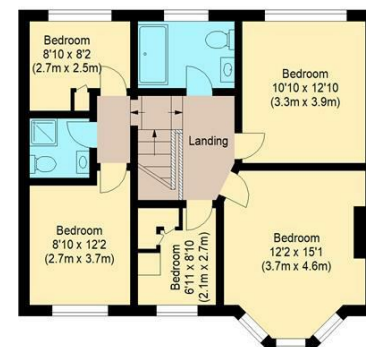
EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	86
(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		



Ground Floor



First Floor

william rose
Oak Hall Crescent, IG8

Approximate Gross Internal Floor Area : 144.46 sq m / 1555 sq ft
Garage/ Garden Room : 33.63 sq m/ 362 sq ft



56 Oak Hill Crescent, Woodford Green, IG8 9PN

Guide Price £950,000

- Five bedrooms
- Garage
- Potential for further development (stpp)
- Popular location
- Downstairs W/C
- Driveway for multiple cars
- Mature garden with garden room
- Excellent condition throughout
- Two reception rooms
- Close to Epping Forest



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: 7/1/2025

56 Oak Hill Crescent, Woodford Green IG8 9PN

An excellent family home in Woodford Green. The property boasts five bedrooms, two reception rooms, driveway for multiple cars, well maintained garden, garage and garden room with potential for further development (stpp)

Guide Price: £950,000 - £1,000,000

Located on the picturesque and highly sought-after Oak Hill Crescent, this substantial 1930s end-of-terrace home has been thoughtfully extended to offer a wealth of space and versatility, perfect for modern family living.

The property boasts five generously sized bedrooms, providing ample accommodation for family and guests. Two bright and welcoming reception rooms offer flexible living and entertaining spaces, while the well-appointed kitchen combines style and functionality, making it the heart of the home.

The beautifully maintained rear garden is a true highlight, offering a tranquil outdoor retreat. At its rear, the garden room—incorporated into the garage—provides a delightful space for relaxation, hobbies, or a home office.

Situated close to the breathtaking expanse of Epping Forest, this home perfectly balances the tranquility of nature with the convenience of excellent transport links, schools, and local amenities.

With its blend of character, space, and thoughtful updates, this property presents a rare opportunity to secure a family home in a prime location. Viewing is highly recommended.

 5

 2

 2

 C

Council Tax Band: D

