



28 Beverley Crescent, Woodford Green

Woodford Green

Guide Price £825,000



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Woodford Green

Located on the highly sought-after Laings Estate, this home offers families a perfect location, with Churchfields Primary School and the Central Line Stations all within walking distance.

- Off Street Parking and Integral Garage
- Highly Sought After Laings Estate
- Five Bedrooms + Loft Room
- 15 Minute Walk to Woodford Central Line Station
- Potential to Extend (STPP)
- Churchfields & Woodbridge Catchment Area
- Being Sold With No Onward Chain
- Utility Room





This spacious and well-appointed family home offers a thoughtfully designed layout across two floors, ideal for comfortable living and entertaining. The ground floor features a welcoming hallway leading to a bright living room, a separate dining area, and a conservatory that opens onto a generous rear garden. A modern kitchen is complemented by a utility room and a convenient WC, with internal access to a garage providing additional storage or parking.

Upstairs, the first floor boasts five bedrooms, offering flexibility for family, guests, or home office use. A shower room and separate WC serve the bedrooms, all arranged around a central landing. This property combines generous proportions with practical spaces, making it a perfect choice for growing families or those seeking versatile accommodation.

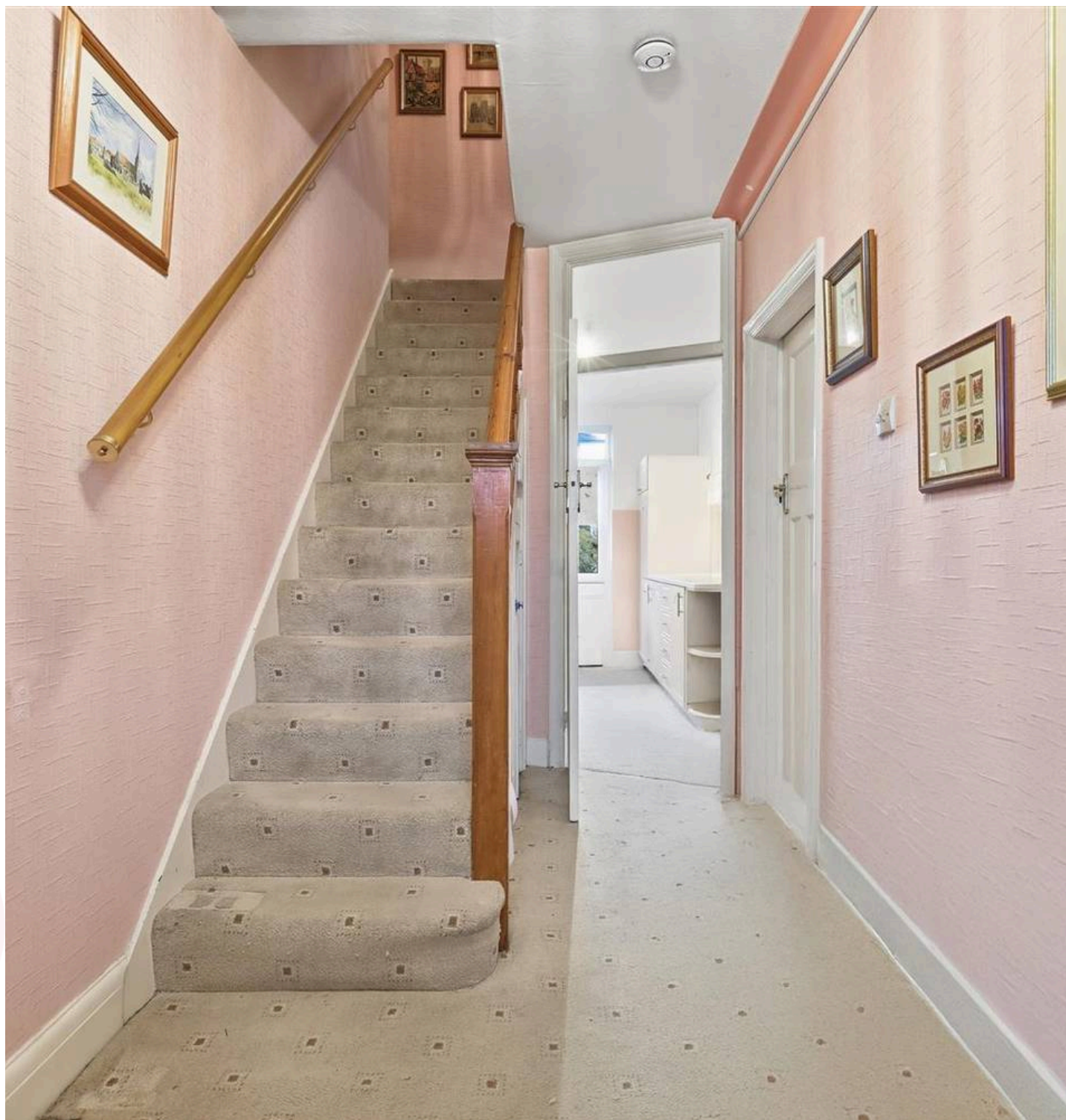
Woodford Green is a highly sought-after location for families, offering an exceptional blend of educational excellence and convenient transport links. The area is home to several well-regarded schools, including high-performing state and independent options, making it ideal for parents prioritising quality education. Commuters benefit from easy access to Central London via the Central Line, with Woodford and South Woodford stations providing swift connections to Liverpool Street and beyond. This leafy suburb combines the charm of village life with the practicality of city living, making it a perfect setting for families seeking both tranquillity and connectivity

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



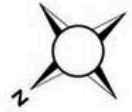




Beverley Crescent

Approx. Gross Internal Area 151.4 Sq M (1629.2 Sq Ft)

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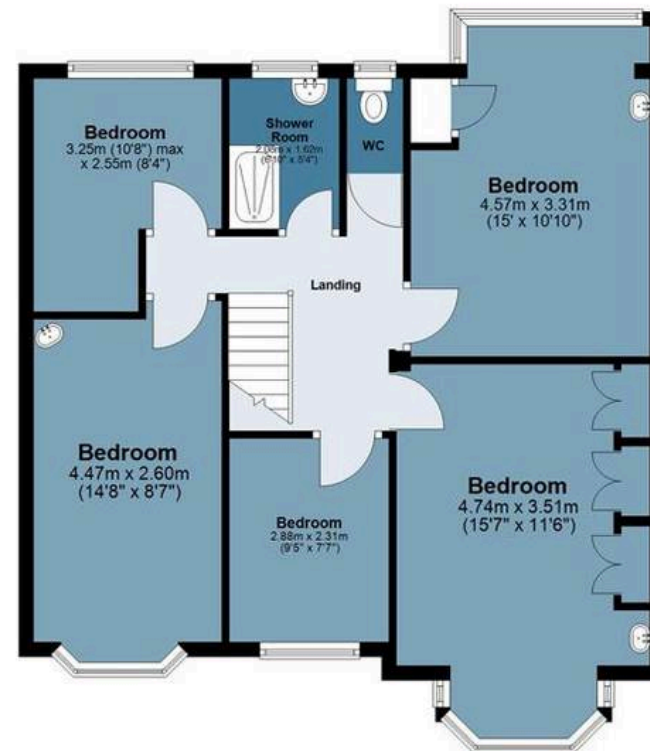
Ground Floor

Approx. 79.9 sq. metres (860.0 sq. feet)



First Floor

Approx. 71.5 sq. metres (769.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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