





31 Crescent Road South Woodford, E18 1JA

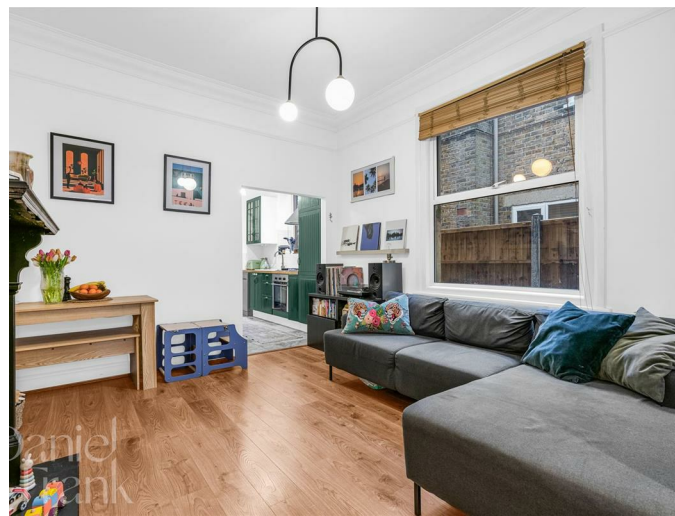
Nestled on a peaceful no-through road in South Woodford, this characterful two-bedroom ground-floor maisonette offers the perfect blend of period charm and modern convenience. Characterful features such as high ceilings, an original fireplace, and elegant front-facing shutters enhance its timeless appeal, while a contemporary kitchen and bathroom ensure stylish comfort.

Step through your private front door, and you'll find a spacious principal bedroom, the second bedroom is also a bright and airy double. The main reception room is a cozy retreat with a feature fireplace flowing seamlessly into the sleek, modern kitchen. A fully tiled, four-piece modern bathroom completes the interior.

To the rear, a beautifully maintained communal garden awaits, offering a generous lawn perfect for enjoying warm summer evenings. Additional storage, a utility room, and a pantry provide excellent functionality, while on-road parking (no permit required) ensures everyday ease.

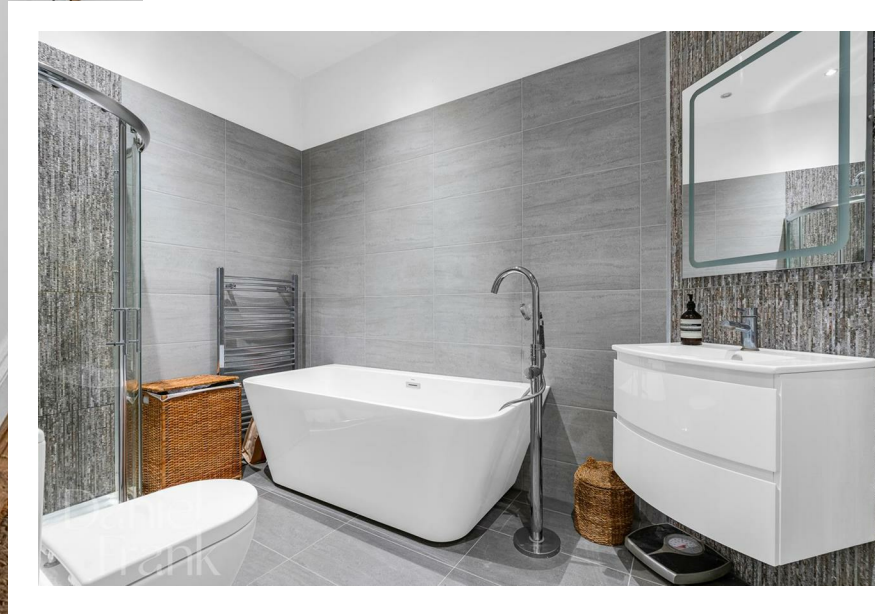
Just a short walk from South Woodford Station, the Central Line provides easy access to The City and West End. The lively George Lane is mere moments away, boasting a fantastic selection of boutiques, cafés, gastropubs, and essential amenities, including Waitrose, M&S, Sainsbury's, and Boots. Film enthusiasts will appreciate the charm of the classic Art Deco Odeon cinema. For those who love the outdoors, the scenic Roding Valley Park is right around the corner.

Tenure Leasehold
Council Redbridge





Your Next Chapter



Your Next Chapter



Ground Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



Living Room
3.66m x 3.38m
(12' x 11'1")

Bedroom
3.33m x 3.32m
(10'11" x 10'11")

Bedroom
3.98m (13'1") max
x 3.33m (10'11")

Total area: approx. 65.2 sq. metres (701.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY SOUTH WOODFORD?

South Woodford has the best of both worlds – it has excellent transport links and good green spaces. George Lane is the centre point, where you will find high street retailers and an abundance of independent shops including cafes, coffee shops, pubs and restaurants. A choice of supermarkets such as M&S, Waitrose and Sainsburys are all accessible. Easy access into The City and West End is served by South Woodford Central Line Station taking approximately 22 minutes to Liverpool Street. Epping Forest is on your doorstep with a sprawling area of woods. The largest public open space in London at almost 6000 acres offers multiple areas to go for a run, a bike ride or a Sunday stroll. In terms of schools there are a choice of both private and highly regarded state schools close by.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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		

