

## Directions

## Viewings

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

## EPC Rating

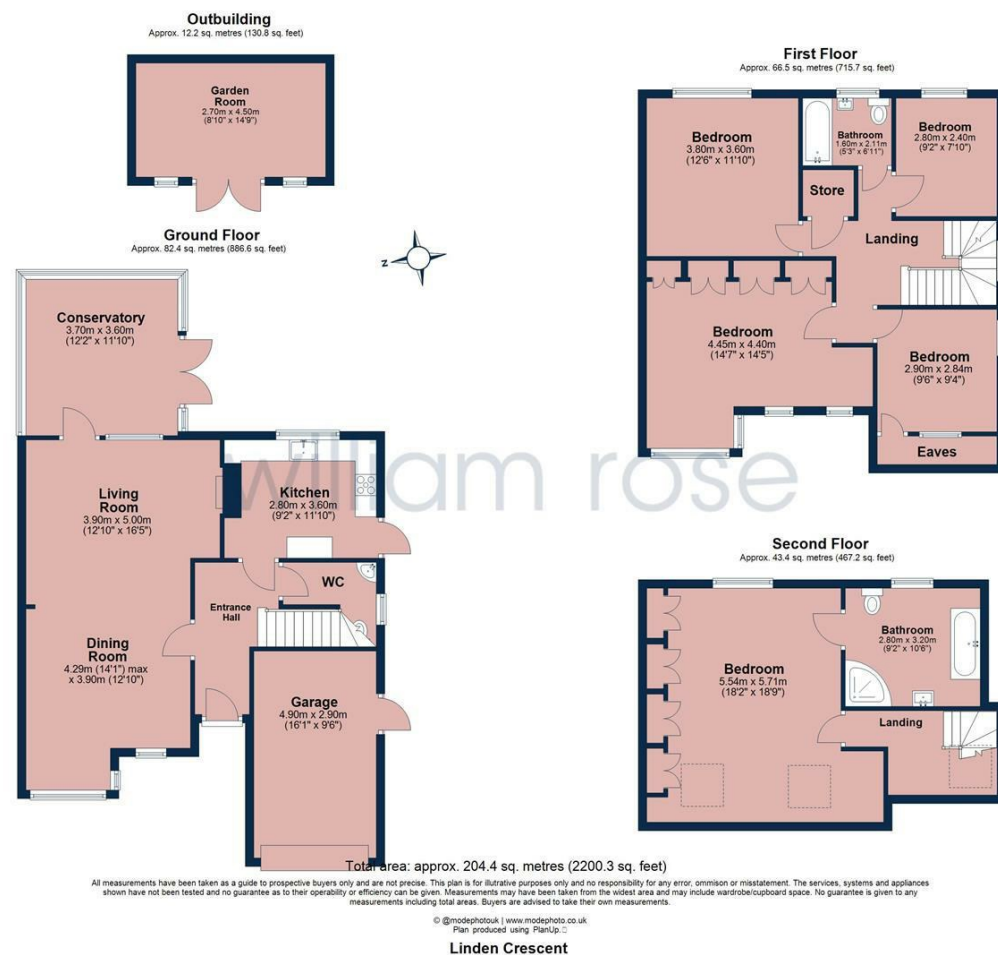
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 43 Linden Crescent, Woodford Green, IG8 0DG

Offers Over £1,100,000

- Substantial five-bedroom semi-detached home
- Arranged over three spacious floors
- Large reception room
- Landscaped low-maintenance rear garden
- Integral garage and extensive off-street parking
- Approximately 2,200 sq. ft. of accommodation
- Exceptional principal bedroom suite
- Conservatory overlooking the rear garden
- Detached garden room/home office
- Location close to excellent schools and Woodford Station



## 43 Linden Crescent, Woodford Green IG8 0DG

Situated within one of Woodford Green's most sought-after residential turnings, this substantial five-bedroom semi-detached family home offers over 2,200 sq. ft. of beautifully arranged accommodation across three floors.



Council Tax Band: F



Occupying a prime position, this impressive home has been thoughtfully extended and remodelled to create exceptional family accommodation, complemented by a landscaped rear garden, detached garden room, integral garage and extensive off-street parking.

The property immediately impresses with its attractive Tudor-inspired frontage and generous driveway providing parking for multiple vehicles. Upon entering, a welcoming entrance hall provides access to the principal reception rooms. To the front of the property is a spacious dining room, ideal for both formal entertaining and family gatherings, whilst to the rear, the impressive living room offers an excellent everyday living space and flows seamlessly into the conservatory. Flooded with natural light, the conservatory enjoys attractive views across the rear garden and creates a wonderful connection between the indoor and outdoor spaces.

The fitted kitchen offers ample storage and preparation space, whilst a convenient ground floor cloakroom completes the accommodation on this level. The integral garage provides further versatility, whether utilised for storage, parking or potential future conversion, subject to the necessary consents.

The first floor comprises four well-proportioned bedrooms and a modern family bathroom. The accommodation is perfectly suited to growing families, offering flexibility for children's bedrooms, guest accommodation, home working or hobbies.

Occupying the entire second floor is an outstanding principal suite measuring approximately 18ft by 18ft. This impressive space benefits from extensive fitted storage and a spacious bathroom, creating a luxurious private retreat separated from the main family accommodation.

Externally, the rear garden has been beautifully landscaped to create a low-maintenance and highly functional outdoor space. A large artificial lawn provides year-round enjoyment, whilst seating and entertaining areas offer the perfect setting for summer gatherings and family occasions. To the rear of the garden sits a detached garden room, ideal as a home office, gym, studio or additional entertaining space.

Linden Crescent enjoys an enviable position within the prestigious Monkams area of Woodford Green, one of North East London's most desirable family locations. The area is renowned for its tree-lined roads, excellent schooling and strong sense of community. Families are

particularly drawn to the area due to its proximity to highly regarded schools including Woodford Prep, Woodford County High School, Bancroft's School, Trinity Catholic High School, West Hatch High School and Woodbridge High School.

For commuters, Woodford Underground Station (Central Line) provides direct access into Stratford, Liverpool Street, Bank and the West End, whilst major road connections including the M11, A406 and M25 are all easily accessible. Residents also enjoy the excellent amenities of Woodford Green High Road, offering a superb selection of cafés, restaurants, boutiques, supermarkets and leisure facilities.

The area is further enhanced by its proximity to Epping Forest, providing miles of woodland walks, cycling routes and open green spaces, making it ideal for families seeking a balance between London convenience and a more relaxed suburban lifestyle.

Offering substantial accommodation, versatile living space and a prime Woodford Green location, this exceptional family home represents a rare opportunity within one of the area's most established and sought-after residential settings.

**Property Information / Disclaimer**  
FREEHOLD

EPC Rating: TBC  
Council Tax Band: F

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.