



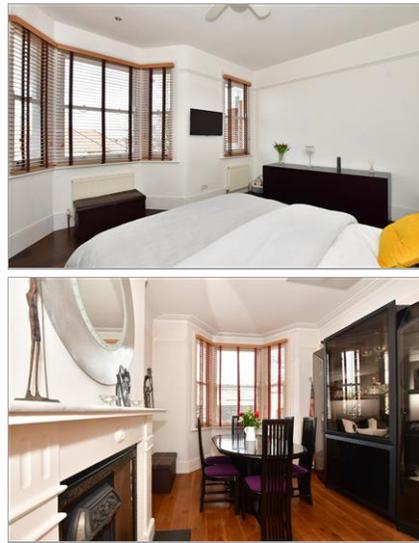
**Price**

**£1,000,000**

**Freehold**

4x  1x  3x 

**St. Albans Crescent,  
Woodford Green,  
Woodford Green, Essex,  
IG8**



## Main features

- Double fronted Edwardian house
- Spacious family home
- Landscaped rear garden
- Modern upgrades whilst retaining period features throughout
- 1 mile to Woodford Central Line Train Station

## Accommodation

### GROUND FLOOR

Lounge: 17'11 x 11'3 (5.46m x 3.43m)  
 Dining Room: 16'11 x 11'10 (5.16m x 3.61m)  
 Family Area: 11'8 x 11'0 (3.56m x 3.36m)  
 Study Area: 5'11 x 5'7 (1.80m x 1.70m)  
 Kitchen: 13'9 x 9'8 (4.19m x 2.95m)  
 Cloakroom

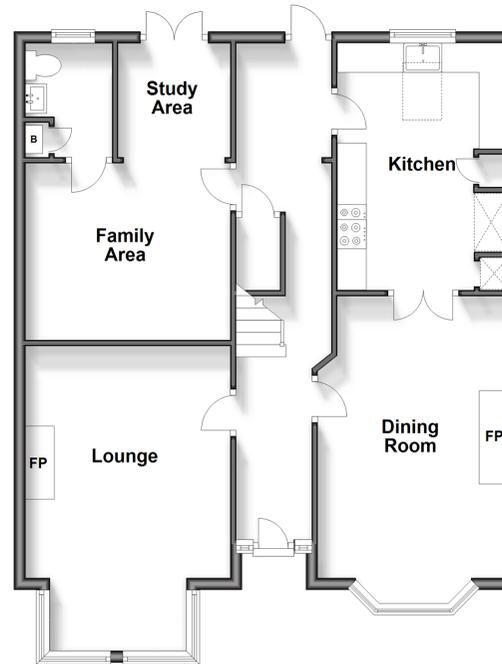
### FIRST FLOOR

Landing  
 Bedroom 1: 15'3 x 13'0 (4.65m x 3.97m)  
 Bedroom 2: 14'11 x 11'10 (4.55m x 3.61m)  
 Bedroom 3: 12'1 x 9'10 (3.69m x 3.00m)  
 Bedroom 4: 8'11 x 5'11 (2.72m x 1.80m)  
 Bathroom

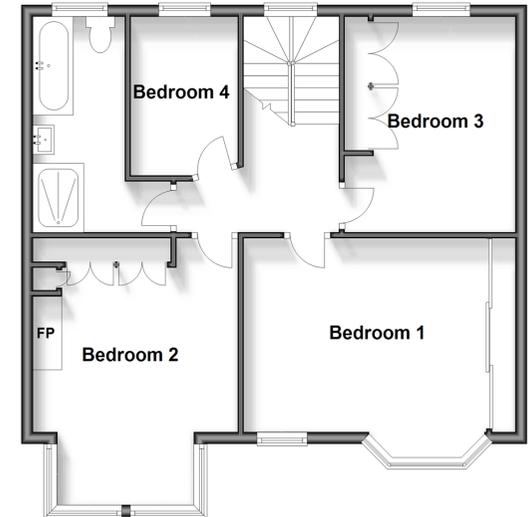
### OUTSIDE

Front and Rear Garden

**Ground Floor**  
 Approx. 78.6 sq. metres (845.8 sq. feet)



**First Floor**  
 Approx. 62.5 sq. metres (672.3 sq. feet)



Call Woodford Green - 020 8505 6343 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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