



Guide Price
£750,000

Freehold

3x  1x  3x 

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



Main features

- Corner plot with two extensions
- Highly regarded schools
- Driveway parking and garage at rear
- Local shops, Waitrose in South Woodford and Central line tube station alongside cinema, gyms & restaurants

Accommodation

GROUND FLOOR

- Entrance Hall
- Family Room: 12'6 x 10'8 (3.81m x 3.25m)
- Lounge: 16'11 x 11'10 (5.16m x 3.61m)
- Kitchen: 8'10 x 8'10 (2.69m x 2.69m)
- Dining Area: 11'10 x 9'6 (3.61m x 2.90m)
- Utility Room: 9'6 x 5'11 (2.90m x 1.80m)
- Bedroom 4/Study: 12'6 x 9'6 (3.81m x 2.90m)
- En suite Shower Room

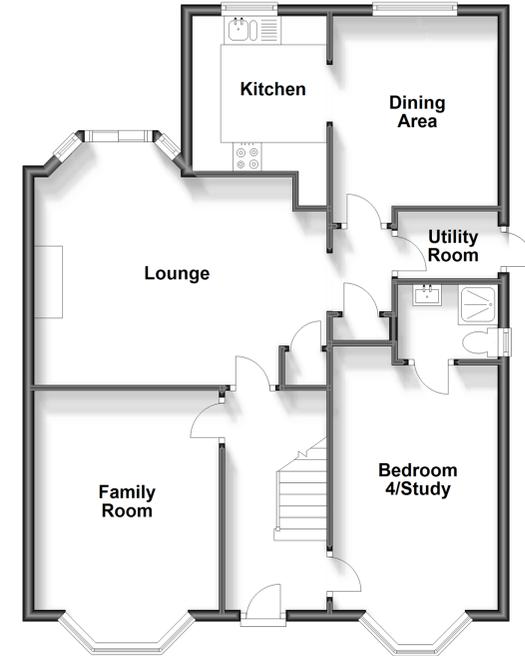
FIRST FLOOR

- Landing
- Bedroom 1: 14'7 x 10'8 (4.45m x 3.25m)
- Bedroom 2: 13'7 x 10'7 (4.14m x 3.23m)
- Bedroom 3: 6'7 x 5'11 (2.01m x 1.80m)
- Bathroom

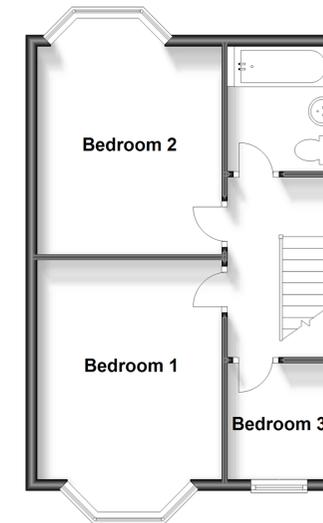
OUTSIDE

- Front Garden
- Off Road Parking
- Double Garage
- Rear Garden

Ground Floor
Approx. 77.8 sq. metres (837.8 sq. feet)



First Floor
Approx. 39.2 sq. metres (422.1 sq. feet)



Call Woodford Green - 020 8505 6343 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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