



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

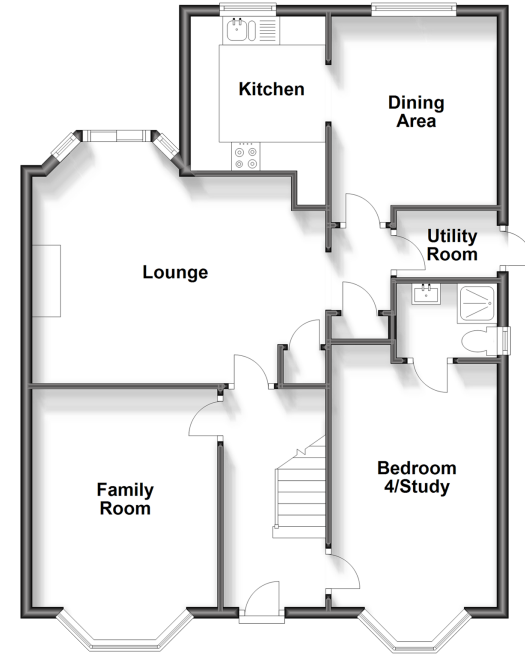
FIRST FLOOR

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

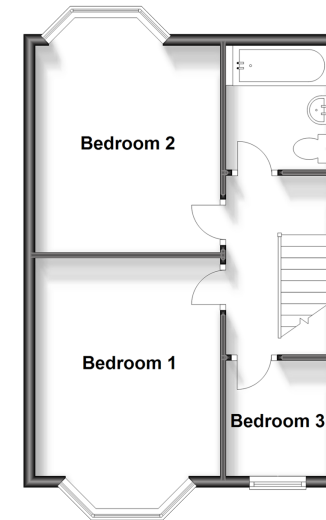
OUTSIDE

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

EPC RATING	CURRENT:	POTENTIAL:
	F(36)	F(38)
53612772/20230902/DE/SF		