



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	



OAK HILL CRESCENT, WOODFORD GREEN Offers In Excess Of £1,125,000 Freehold 5 Bed House - End Terrace



Features:

- Five Bedroom House
- End of Terrace 1930's
- Short Walk to Highams Park Station
- Potential To Extend (STPP)
- Downstairs WC and Utility Room
- Approx. 1835 Sq Ft
- Moments From Epping Forest
- Full Width Rear Extension and Loft Conversion
- Off Street Parking for Two Cars
- Excellent Condition

A substantial five bedroom end of terrace 1930s home, extending to approximately 1,835 sq ft and presented in excellent condition throughout. Thoughtfully extended with a full width rear addition and loft conversion, it offers generous proportions across three floors, alongside further potential to extend subject to the necessary permissions. A downstairs WC and separate utility room enhance day to day living, while off street parking for two cars adds practicality. Positioned within a short walk of Highams Park Station and moments from Epping Forest, it combines scale, location and future opportunity in equal measure.

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0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Double fronted and handsome in red brick, this home is defined by twin bay windows and a gabled roofline that give it confident architectural presence. A deep gravel frontage provides ample off street parking, while the recessed porch and bold front door create an assured welcome.

Inside, the hallway with guest WC draws you through to a beautifully proportioned reception room where a marble fireplace with wood burner is framed by bespoke cabinetry and softened by light from the bay window with shutters. A separate study offers a dedicated workspace enhanced by cabinetry and a skylight above. To the rear, the house opens into an impressive kitchen and dining space designed around light and connection to the garden. Skylights draw daylight deep into the room and wide glazing invites the outside in, while a substantial island in muted sage topped in pale stone anchors the kitchen with quiet confidence. A separate utility sits discreetly to one side, preserving the calm cohesion of the space.

Outside, the south facing garden stretches from a broad terrace to a central lawn, enjoying an open aspect and sunlight that moves across the day.

Upstairs, the principal bedroom centres on its bay window and fitted wardrobes, creating an elegant and restful retreat. Two further well-proportioned bedrooms that enjoy pleasant outlooks, along with a family bathroom featuring bath and separate shower, complete the first floor. The top level provides two additional bedrooms filled

with natural light, their generous footprints offering versatility, alongside a contemporary shower room that serves the floor with ease.

Highams Park brings together independent favourites and expansive green space within easy reach. Biba & Wren is known for its brunch menu and artisan coffee, while The Stag & Lantern has carved out a niche as a relaxed wine bar with a carefully curated list and thoughtful small plates. Close by, the Royal Oak remains a dependable neighbourhood pub with a well-regarded kitchen. Epping Forest unfolds nearby into miles of woodland paths leading towards Highams Park Lake, offering scale and open countryside on the doorstep. Families are well served by a strong selection of schools, including the outstanding Selwyn Primary School, 13 minutes away on foot.

WHAT ELSE?

Highams Park Station is 9 minutes on foot, providing direct Overground services to London Liverpool Street, making the City easily accessible. Regular connections also link to Walthamstow Central for the Victoria line, extending options across the capital. For those travelling by road, straightforward routes connect to the North Circular and M11, supporting efficient journeys in and out of London.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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Reception Room
14'7" x 12'11"

Kitchen / Dining Room
28'6" x 22'9"

Utility Room
8'2" x 8'1"

WC
11'11" x 8'3"

Bedroom
14'7" x 12'3"

Bedroom
12'9" x 10'9"

Bathroom
8'3" x 6'2"

Bedroom
8'9" x 6'9"

Bedroom
13'8" x 9'2"

Bedroom
10'6" x 9'4"

Shower Room
6'7" x 6'0"

Garden
36'1"

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