

## ST. ALBANS CRESCENT, WOODFORD GREEN Offers In Excess Of £1,000,000 Freehold 4 Bed House



### Features:

- Double Fronted Edwardian Residence
- Four Bedrooms & Two Upgraded Bathrooms
- South West Facing Garden With Rear Access
- Three Reception Rooms & Conservatory
- Kitchen With Island/Utility Room
- Abundance Of Period Features Throughout
- No Through Road Location/Close To Churchfields School
- Potential For Loft Conversion

A striking four-bedroom Edwardian residence perfectly nestled in the heart of sought after Woodford Green. Serene surroundings are complimented by stylish interiors within this characterful abode. Artful throughout, this expansive home presents an array of tasteful décor choices whilst retaining the home's period charm and boasting a southwest facing garden, a tranquil retreat and nod to your idyllic locale.

Ideally located on St Albans Crescent, a residential no-through road just moments from the eclectic amenities of the High Road and only minutes from the acclaimed Churchfields School, making it a prime find for families. South Woodford Station is also within walking distance, ensuring seamless commutes across the Capital via the Central Line.

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#### IF YOU LIVED HERE...

Occupying a privileged position on a peaceful no-through road, in the heart of illustrious Woodford Green, this exceptional double-fronted Edwardian residence blends timeless architectural elegance with modern family living. Set behind a handsome period façade, the home offers four well-appointed bedrooms and two recently upgraded bathrooms, making it ideal for growing families or those seeking generous space. An inviting south-west facing garden, complete with rear access, provides a private outdoor retreat that enjoys the afternoon sun, perfect for entertaining al fresco dining or quiet relaxation.

Internally, the property showcases an abundance of period charm, from its high ceilings and intricate cornicing to its classic bay windows and fireplaces. Three reception rooms offer versatile living spaces, complemented by a bright conservatory that opens seamlessly onto the garden. The heart of the home is the thoughtfully designed kitchen, featuring an island for casual dining and direct access to a practical utility room. The layout further offers excellent scope for future expansion, with potential for a loft conversion, subject to the necessary consents.

Perfectly positioned moments from the eclectic array of shops, cafés, and restaurants on the High Road, the property is also within walking distance of the

highly regarded Churchfields School. Excellent transport links are easily accessible, with South Woodford Station offering swift connections into the City via the Central Line. The nearby green spaces and recreational facilities of Epping Forest further enhance the lifestyle on offer in this sought-after Woodford Green location.

#### WHAT ELSE?

South Woodford has a true community feel, enjoy weekends at the local market hosted once a month on George Lane – offering a vibrant mix of artisan stalls, fresh local produce, and independent traders, creating a lively community hub. George Lane is also home to a plethora of eateries, coffee shops and bars. Pop over to Bobo and Wild for a selection of brunch or lunch dishes or head over to Nino's for some delectable Italian plates.

This residence is moments from the verdant expanses of Woodford Green home to many amenities including the historic Cricket Club, offering a village atmosphere with weekend matches and vibrant community events.

Families will appreciate the excellent choice of Ofsted acclaimed Primary and Secondary Schools nearby.



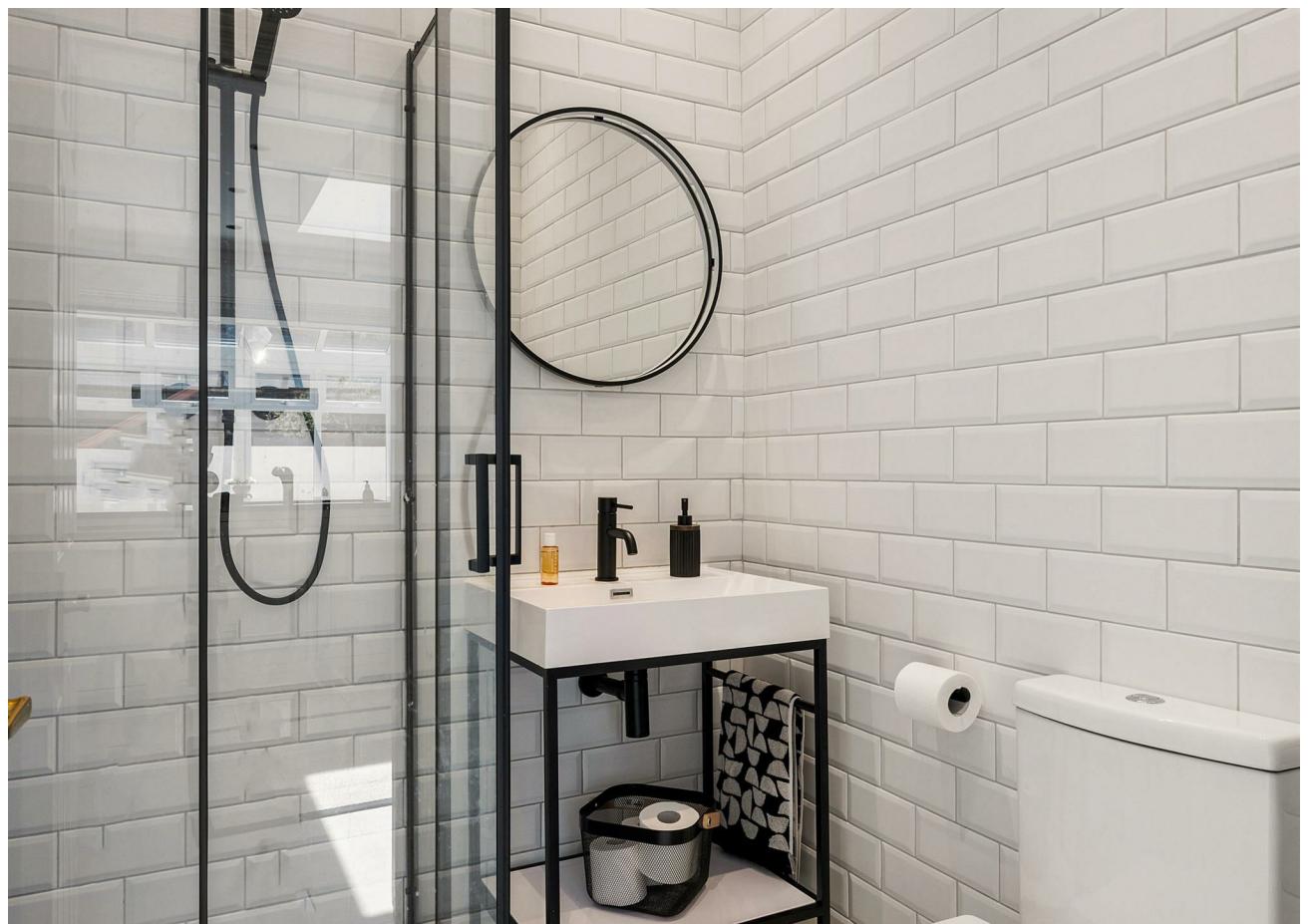
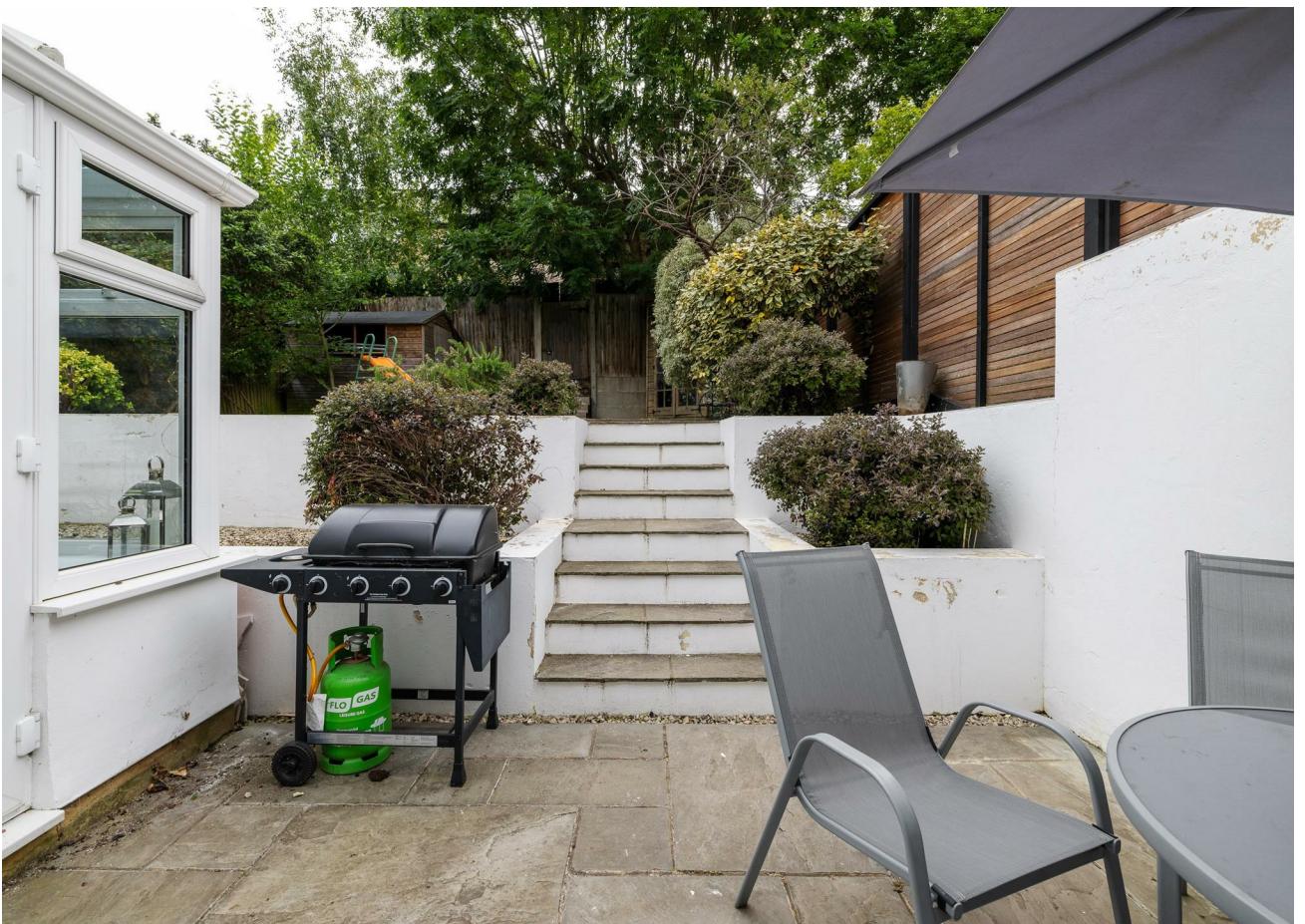
#### A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkham Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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**Reception Room**  
10'8" x 16'3"

**Shower Room**  
5'1" x 5'6"

**Utility Room**  
5'2" x 5'7"

**Kitchen**  
16'1" x 13'5"

**Conservatory**  
12'7" x 8'9"

**Dining Room**  
9'10" x 16'0"

**Reception Room**  
10'10" x 15'10"

**Bedroom**  
10'4" x 12'2"

**Bedroom**  
15'7" x 10'10"

**Bedroom**  
10'11" x 14'9"

**Bedroom**  
5'8" x 12'2"

**Bathroom**  
4'7" x 9'1"

**Garden**  
27'6" x 40'0"



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