

ST. ALBANS CRESCENT, WOODFORD GREEN
Offers In Excess Of £800,000 Freehold
4 Bed House



Features:

- Substantial Four Bedroom Terrace
- Two Reception Rooms & Two Bathrooms
- Large Garden Studio
- Close To Churchfields & Woodbridge Schools
- Potential For Loft Conversion
- Easy Access to Epping Forest
- Quiet Residential Location
- Short Walking Distance to Woodford and South Woodford Station

Perfectly positioned between the woodlands of Epping Forest and the thriving amenities of both Woodford and South Woodford, this beautifully finished four-bedroom home spans 1,631 square feet. Inside, highlights include two reception rooms, a secluded garden with a versatile studio, and two bathrooms.

Both Woodford and South Woodford stations are within a short walking distance, and you'll also have an excellent choice of local schools and abundant green space, making this a superb location for families.

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...

Behind the classic frontage lies a beautifully arranged home offering 1,631 square feet of thoughtfully laid-out space.

The front reception room is wonderfully bright, with large windows flooding the space with natural light and highlighting the elegant mantelpiece and cornicing. At the rear, a second reception room showcases more striking period detail, while the adjoining, well-placed kitchen provides excellent storage and day-to-day practicality.

Step outside to your secluded garden, complete with a powered studio, a versatile space that could be used in multiple ways.

Up on the first floor, you'll find four well-proportioned bedrooms and a shower room, with a further bathroom conveniently located on the ground floor.

Location-wise, you're just 0.5 miles from Jones & Sons (sister restaurant to the Dalston favourite) and well served by nearby supermarkets including Waitrose and M&S. For commuting, both

South Woodford and Woodford stations are only a mile away, with Central line trains getting you to Liverpool Street in around 20-25 minutes. You're also within easy reach of the expansive greenery of Epping Forest and the much-loved Churchfields Park, giving you superb outdoor space right on your doorstep.

WHAT ELSE?

- The area even has its own Odeon cinema, which is less than a 15 minute walk away from your home.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.
- Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.



A WORD FROM THE EXPERT...

"For those of you who aren't familiar with Woodford Green, a drive or walk around the area will quickly give you a sense of what a fantastic place it is. But here's a bit of insider insight.

I first got to know Woodford Green through its brilliant food, drink and nightlife. There's a great mix of places to suit all tastes, and I've enjoyed trying plenty of them! From cosy pubs and independent cafes to stylish cocktail bars and lively restaurants, there's always somewhere new to discover.

Food lovers are truly spoilt for choice here. You'll find everything from traditional fish and chips to fresh Mediterranean dishes, hearty Sunday roasts to authentic Italian cuisine, there's no shortage of local favourites to enjoy. Whether you're grabbing a quick bite or settling in for a long lunch with friends, the local dining scene is full of flavour and variety.

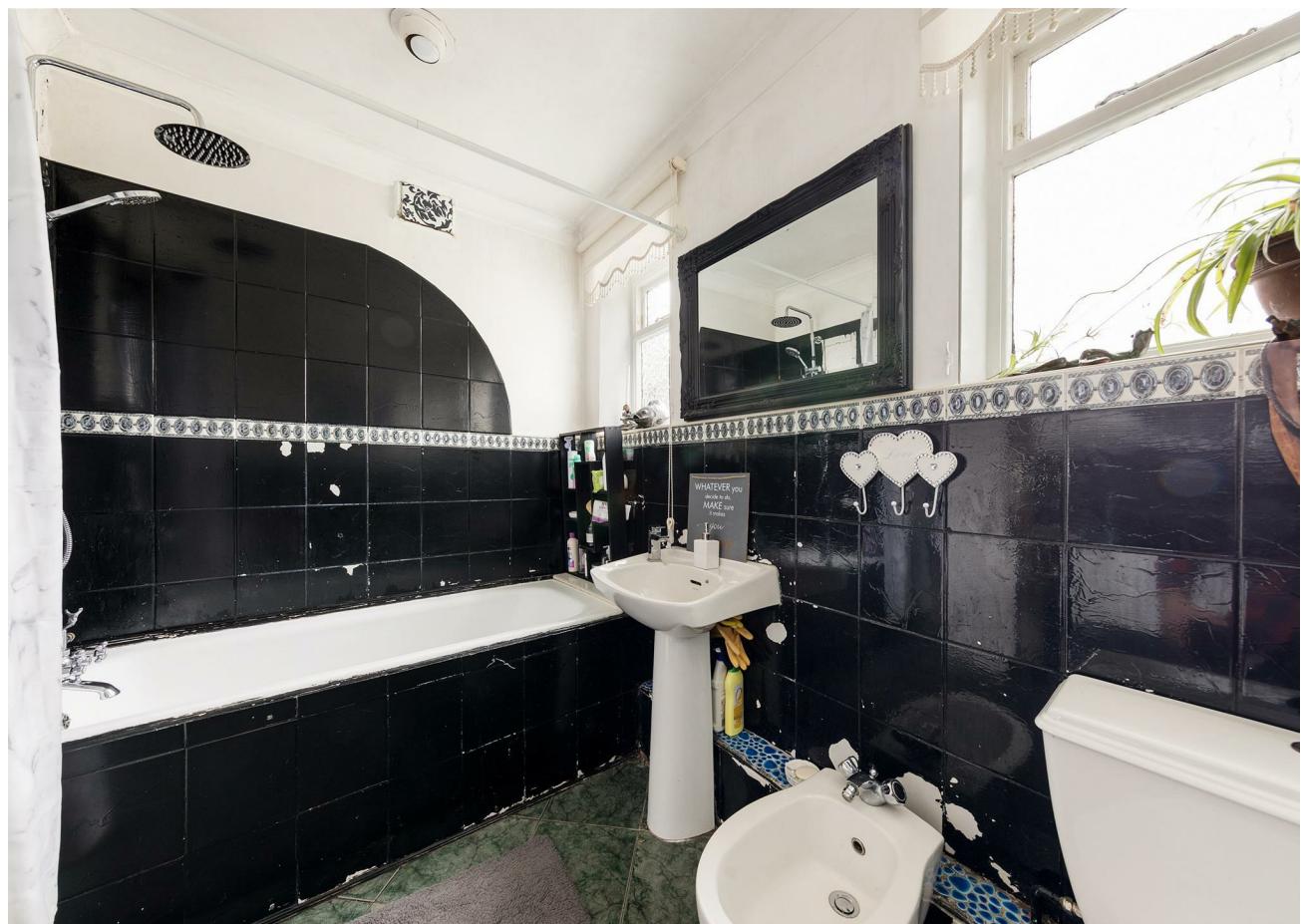
One of the things that makes Woodford Green really special is how much green space there is to enjoy. It's right there in the name, after all. Epping Forest is just minutes away and offers one of the South East's most impressive natural landscapes. Closer to home, Ray Lodge Park is a popular spot for families and dog walkers, with its well-kept paths, children's play area, and peaceful woodland."

KENAN KRKIC

E18 ASSISTANT BRANCH MANAGER

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Reception Room
16'11" x 15'1"

Reception Room
21'7" x 15'6"

Kitchen
10'6" x 8'11"

Bathroom
8'11" x 6'0"

Bedroom
10'9" x 7'11"



Bedroom
18'8" x 13'3"

Bedroom
13'8" x 12'0"

Bedroom
12'11" x 8'10"

Shower Room
8'3" x 5'10"

Garden
36'1"



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