



ST. ALBANS CRESCENT, WOODFORD GREEN
Offers In Excess Of £890,000 Freehold
5 Bed House - End Terrace



Features:

- Five Bedroom Period House
- Set Over Three Floors
- Original Cornicing
- Large Cellar
- Circa 2000 sq Feet
- A Short Walk to Woodford Station
- Moments from Churchfields gardens

An elegant, grand and impressively spacious five bedroom, 1930s semi detached in the leafy heart of Woodford. The original architecture has been preserved and artfully extended to offer 2000 square feet of living space over three floors, plus a substantial cellar and extensive landscaped rear garden.

Outside, both Woodford and South Woodford stations are within walking distance, for fast and direct access to the City and West End via the Central line. The pleasant open space of Churchfields Gardens is right around the corner, while the natural green expanse of Epping Forest can be reached in just ten minutes on foot.

REQUEST A VIEWING
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IF YOU LIVED HERE

You'll be delighted by the generous proportions and classic features of the period on a daily basis. The handsome original frontage, set back from your peaceful turning behind a spacious front courtyard, features twin bay windows and deep blue accents, for an elegant kerbside view. Inside, your first reception room is a spacious 240 square feet, all flooded with light from the large bay window, with plush dove grey carpet underfoot and elaborate original cornicing overhead, as well as a striking statement wall around the vintage hearth.

There's more. Your second reception to the rear's another superb spot for welcoming guests; 180 square feet with more ornate moulding overhead, a vintage tiled fireplace and rich dark hardwood underfoot. Double French doors lead out to the garden, a diverse split-level space where patio gives way to a length of lawn, raised with railway sleeper surrounds leading up to a second patio and handy shed.

Back inside and your dual aspect kitchen/diner's yet another superb venue for gatherings, split by a handy breakfast bar there's a flood of natural light in the dining area and a wealth of fitted timber cabinets while vintage floorboards run underfoot throughout. You also have a double width range oven, perfect for cooking up a storm. Upstairs, your master bedroom's a colossal 200 square feet, mirroring the lounge below with that huge 1930s bay, its own striking statement wall and plenty of floor to ceiling storage.

Next door bedroom two's a solid single currently in use as a dressing room but equally ideal as a home working space, while the first floor's remaining bedrooms are both sizeable, stylish doubles of 110 and 150 square feet respectively. Your family bathroom sits to the rear, twin windows facing each other over smoky floor tiling and a generous tub. Finally, your loft conversion is more of a penthouse suite; skylit and dual aspect with treetop views and dressing area tucked away to one side, plus a sparkling en suite.

Outside you're around a fifteen minute walk from both Woodford and South Woodford stations, so feel free to pick your favourite. Whichever you choose you'll find each surrounded by a modest social hub of cafes, supermarkets and delis, with South Woodford's George Lane probably having the edge, with a particularly good range of gastropubs and bars, as well as the local Odeon cinema, a longstanding Art Deco institution. Drivers, meanwhile, can be on the North Circular in less than five minutes.

WHAT ELSE?

- Parents will be pleased to know you have a choice of four schools deemed 'Outstanding' by Ofsted less than a mile on foot from your new home. There are also a further nine rated 'Good' and just as close.
- You have plenty of wining, dining and takeaway options on Woodford Green, just a couple of minutes away on foot.
- That enormous cellar is full of possibilities limited only by your imagination. The perfect canvas to let your ambitions run wild.



A WORD FROM THE OWNER...

"From the first moment we saw this house we were blown away and love it as much today as we did over 20 years ago. It's full of original features and deceptively big, our very own tardis. It has been a happy family home convenient for excellent local schools such as Churchfields, shopping is easy with all supermarkets minutes away and it's just as easy to reach Epping Forest and the Green for fun walks while the dog park is just as close. It's very convenient for travel with the central line close by and within easy reach of both the North Circular and the M11. It's a very friendly road with great neighbours both sides."

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Reception room
16'4" x 15'1"

Reception room
11'9" x 16'2"

Cellar
21'8" x 29'1"

Garden
59'0"

Bedroom
7'3" x 6'11"

Bedroom
15'1" x 15'11"

Bedroom
10'3" x 15'6"

Bedroom
9'4" x 11'5"

Bathroom
7'10" x 7'4"

Bedroom
12'11" x 19'11"

Eaves storage
7'6" x 8'7"

Shower room
6'0" x 9'3"



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