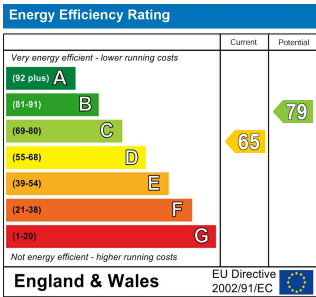




Total Area: 188.0 m<sup>2</sup> ... 2023 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



## ST. ALBANS CRESCENT, WOODFORD GREEN

Offers In Excess Of £875,000 Freehold  
5 Bed House - Mid Terrace



### Features:

- Five Bedroom Period House
- Rear Access
- Converted Loft
- Ensuite to Master Bedroom
- Close to Epping Forest
- Set Over Three Floors
- Good Decorative Order

A super 1930s mid terrace with five bedrooms in Woodford Green. With two bathrooms including en suite to the loft bedroom, and over 2000 square foot of living space in all, this is a fantastic family home a stone's throw from Epping Forest.

All the amenities of South Woodford are nearby, from Sainsbury's to the elegant Art Deco Odeon cinema. Drivers will find they can hop onto the North Circular in no time. If you're staying close to home, Epping Forest is almost on your doorstep.

**E11 & E7**  
hello11@stowbrothers.com  
0203 397 2222

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**Land & New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

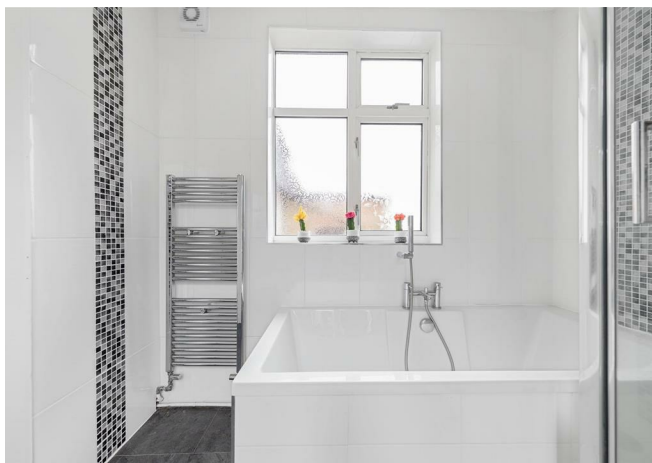
**E4**  
hello4@stowbrothers.com  
0203 369 6444

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hello18@stowbrothers.com  
0203 369 1818

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### IF YOU LIVED HERE

Your welcoming hallway with Amtico flooring opens onto your reception room, a sumptuous space of 260 square foot, bathed in light from a large bay window. Grained engineered flooring lies underfoot, and a modern gas fire sits in an elegant marble setting. Next is your 170 square foot dining room. Sliding doors take you into your split level garden, with mature trees and long lawn. Step back inside to find a neat downstairs WC and then your kitchen and breakfast room, a fantastic space that totals over 220 square foot. Glossy white units extend into the breakfast space without encroaching, and a double oven is integrated.

Your large first floor landing means your bedrooms are well separated. Your bathroom sits to one end, with dual aspect windows, dedicated shower and tile sided tub with side taps. A large vanity sink sits under one window. Two bedrooms overlook the garden, each offering 100 square foot of tranquil space, with engineered flooring underfoot. Your main bedroom sits to the front, with its own bay window and a splendid 265 square feet of space. Wardrobes with sliding doors and mirrors lie along one wall, and soft grey carpet lies underfoot.

Bedroom four is ideal as a study, nursery or dressing room, with sky blue carpet underfoot. Head up into your converted loft for a vast carpeted bedroom of 295

square foot. Bespoke mirror sliding door wardrobes lie along one wall. An en suite shower room sits to the side, fully tiled in pristine white, with concealed cistern WC and vanity sink. There's even eaves storage to the end. The perfect penthouse.

In just seven minutes you can be immersed in some of the most beautiful woodland that Epping Forest has to offer. A mile away is Highams Park, with a climb to the top of the hill rewarding you with incredible city views. Twenty minutes' walk takes you to South Woodford underground, where the Central Line will take you to Liverpool Street in twenty minutes or Stratford in ten.

### WHAT ELSE?

- Take your pick of 'Outstanding' schools near your new home, including Oakhill Primary, Woodford County High School and Churchfield Infants.
- Your new local is The Cricketers, a classic village pub under new management, with a mouthwatering Sunday menu of roasts.
- Treat yourself to tea and homemade cake at Humphry's Cafe at the entrance to Highams Park, named after the architect of the park's famous lake.



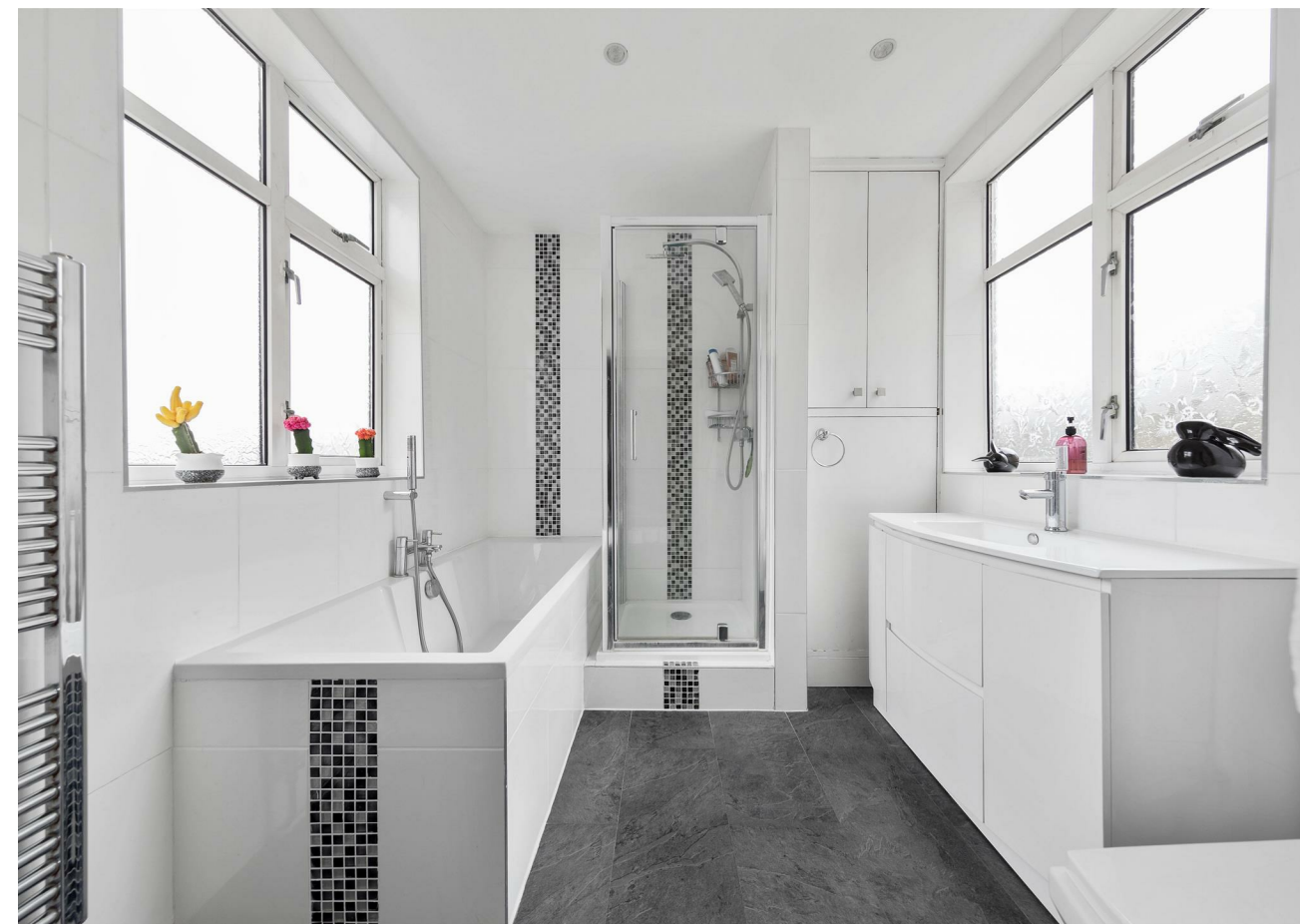
### A WORD FROM THE OWNER.....

"I have lived here for over 16 years with my 4 children - it's been such a wonderful family home. It's close to so many amenities including being well within walking distance of shops, tube stations, cinemas, and we even have a local Tesco, Waitrose, M&S and Sainsbury's. What more could you want?"

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- Garden**  
59'0"

**Hall**

**Reception Room**  
17'1" x 15'10"

**Dining Room**  
14'5" x 11'8"

**Breakfast Room**  
11'0" x 10'1"

**Kitchen**  
13'8" x 8'0"

**WC**

**Bedroom**  
17'4" x 15'1"
- Bedroom**  
11'6" x 6'10"

**Bedroom**  
10'9" x 9'1"

**Bedroom**  
10'5" x 9'4"

**Bathroom**  
7'11" x 7'7"

**Bedroom**  
19'5" x 15'9"

**Ensuite**  
7'2" x 6'6"

**Eaves Storage**



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