

- Garden
36'1"
- WC
- Kitchen
16'8" x 8'6"
- Reception Room
14'10" x 14'4"
- Bathroom
- Bedroom
16'7" x 8'8"
- Bedroom
14'7" x 8'3"
- Bedroom
11'6" x 6'6"

Total Area = 54.1 sq m / 938 sq ft
This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
68	76
England & Wales	
EU Directive 2002/91/EC	



NAVESTOCK CRESCENT, WOODFORD GREEN

Offers In Excess Of £270,000 Leasehold 3 Bed Apartment - Purpose Built



Features:

- Three Bedroom Apartment
- Split Level
- Ground & First Floor
- Private Garden
- First Floor Bathroom
- Ground Floor Toilet
- Available With Or Without Tenant
- Chain Free

A well presented, superbly located and purpose built three bedroom split level apartment. This comfortable, modern home is close to great transport links and near to the gorgeous greenery of Epping Forest. You have a lush rear garden.

Set back from your quiet residential street, your new home has all the conveniences of South Woodford close at hand, so you'll have every amenity wished for in a lovely locale bursting with wild spaces.

REQUEST A VIEWING
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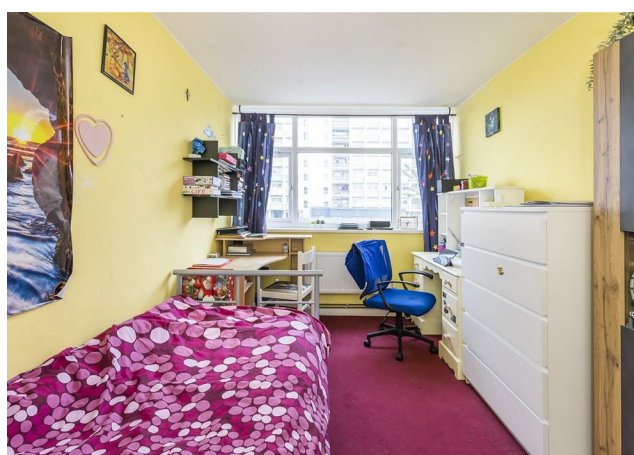
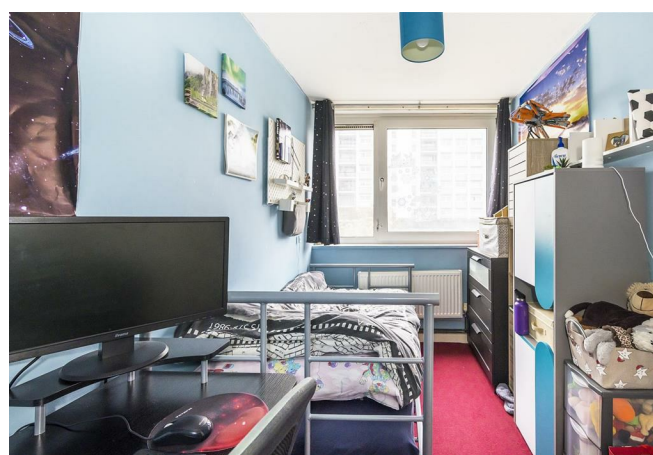
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IF YOU LIVED HERE

You'll be instantly impressed, stepping into your light, bright hall. Your smart kitchen is around 130 square feet of well-planned design. Its practical layout has ample storage in classic timber units, topped with a light countertops. A large table fits easily. Your reception is around 200 square feet of light, airy space thanks to generous floor-to-ceiling windows. A glazed door leads to your paved and lawned garden, perfect for entertaining.

Upstairs to your first floor, three good sized bedrooms are vibrant with bright, jewel tones decorated for an upbeat mood. Each is cosily carpeted for an extra luxury feel. Your master benefits from dedicated, built-in storage to keep things tidy. Your bathroom is a practical affair in bluebell blue and crisp white, for a fresh feel. You have a shining chrome tower radiator and a shower over your full-length tub. Finally a large window floods this room with natural light for bright and early starts.

You're close to some of the most tranquil and densely wooded

parts of our beautiful Epping Forest. All the amenities of South Woodford are also nearby, including a restaurants, bars and a wealth of independent shops. Why not catch a movie at the elegant Art Deco Odeon cinema? For your new local, scout out The Cricketers, a classic village pub twenty-four minutes stroll away. Enjoy cask ales and a sumptuous Sunday roast menu at this beloved bolthole.

WHAT ELSE?

- Fourteen minutes walk takes you to Woodford underground station for the Central Line direct to Liverpool Street in twenty-two. It's under a mile to the North Circular, and if you drive electric you'll find a charging station close by.
- Parents will be pleased to learn there are eight 'Good' and 'Outstanding' primary and secondary schools all lying within a mile.
- This splendid home is offered chain-free for a fast, low-fuss move.



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 Mezza 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 Monkams 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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