



Approximate Gross Internal Area 1192 sq ft - 110 sq m  
 (Including Garage & Excluding Outbuilding)  
 Ground Floor Area 630 sq ft - 58 sq m  
 First Floor Area 562 sq ft - 52 sq m  
 Outbuilding Area 65 sq ft - 6 sq m



**CHURCHILL**  
estates

Glen Crescent, Woodford Green, IG8 0AN

Price Guide £850,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Council: Redbridge | Council Tax Band: E | Floor Area: 1192.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)



**VIEWINGS COMMENCING SATURDAY 14 MARCH – BY APPOINTMENT ONLY**

Set within a quiet cul-de-sac in a desirable part of Woodford Green, this attractive detached family home offers a wonderful balance of space, privacy and convenience.

The ground floor features a bright and spacious lounge/diner, ideal for both everyday living and entertaining, complemented by a convenient cloakroom. The fitted kitchen provides ample storage and generous work surfaces, making it practical for family life and hosting alike.

Upstairs, three generously sized bedrooms offer flexible accommodation for a growing family, guests or those working from home. Outside, the home continues to impress. A private paved patio creates an inviting setting for outdoor dining and relaxation, while mature trees and panel fencing provide a good degree of privacy. The garden is mainly laid to lawn, offering plenty of space for children to play or for summer entertaining.

Additional benefits include a private garage with direct access from the driveway, which also offers further off-street parking.

Conveniently located close to Woodford Station, the property offers excellent transport links, including Central Line access into London and easy road connections via the M25, M11 and A406.

Everyday amenities are close by, with The Broadway offering a range of shops, cafés and services within a short walk. The property also sits within easy reach of several highly regarded schools, including Woodford County High School, Woodbridge High School and the independent Bancroft's School.

A well-located detached home in a peaceful, family-friendly setting close to green spaces, transport links and outstanding local schools.