

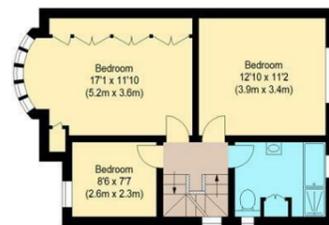
## Directions

## Viewings

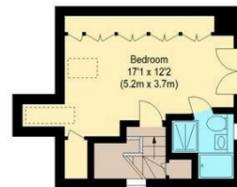
Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

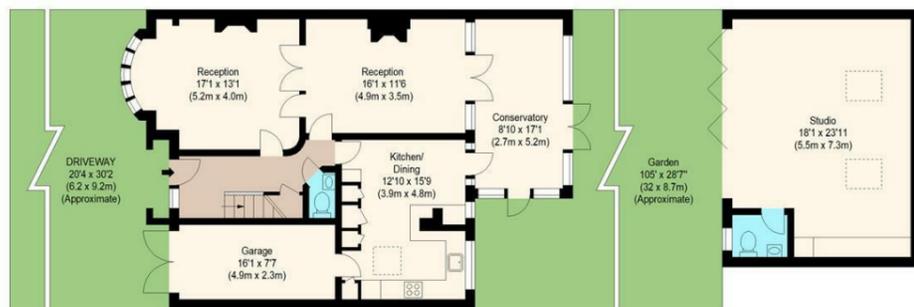
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



First Floor



Second Floor



Ground Floor

**william rose**  
Holly Crescent, IG8

Approximate Gross Internal Floor Area : 173.63 sq m / 1869 sq ft  
Studio : 40.13 sq m / 432 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/7/2025



## 22 Holly Crescent, Woodford Green, IG8 9PD

Guide Price £1,000,000

- Guide Price: £1,000,000 - £1,100,000
- Four well-proportioned bedrooms, including loft bedroom with en-suite
- Modern kitchen/dining area with garden access
- Garden studio with CCTV and internet connection — ideal for games room, gym, or home office
- Walking distance to Highams Park Station (direct to Liverpool Street)
- Located on the highly sought-after Holly Crescent in Woodford Green
- Two generous reception rooms plus bright conservatory
- Stylish family bathroom, en-suit on second and ground floor cloakroom
- Private driveway and integral garage
- Close to Epping Forest, local schools, cafés, and Highams Park Village

## 22 Holly Crescent, Woodford Green IG8 9PD

Guide Price £1,000,000 - £1,100,000 A beautifully presented four-bedroom family home on the highly sought-after Holly Crescent in Woodford Green. Offering spacious living over three floors, this property features two reception rooms, a modern kitchen/diner, a bright conservatory, and a recently built garden studio. Ideally located close to Highams Park Station, Epping Forest, and excellent local schools — perfect for family living with superb transport links.



Council Tax Band: F



Nestled on the highly sought-after Holly Crescent in the heart of Woodford Green, this impressive family home offers generous living space across three well-appointed floors, complemented by a stunning garden and a versatile recently built garden studio.

The ground floor features a welcoming entrance hallway that flows seamlessly into two elegant reception rooms — ideal for both family gatherings and entertaining. A modern kitchen/dining area sits to the rear, opening out to a bright conservatory that overlooks the garden, creating a sociable and light-filled hub of the home. The ground floor also benefits from a guest cloakroom and direct internal access to the garage, which offers ample storage or further potential.

Upstairs on the first floor, you'll find three spacious bedrooms, including a large principal room with bay windows, alongside a contemporary family bathroom. The top floor is dedicated to a generous loft bedroom with its own en-suite, providing a private retreat ideal for older children, guests, or even a home office setup.

The beautifully maintained garden leads directly to a superbly finished, recently constructed studio at the rear — a highly flexible space perfect as a games room, gym, home office, or guest accommodation, complete with its own WC. Holly Crescent enjoys a reputation as one of Woodford Green's most desirable addresses — a quiet, tree-lined street known for its community feel and proximity to the open spaces of Epping Forest and Highams Park Lake. Highams Park Station is just a short distance away, offering direct overground services into London Liverpool Street, making it ideal for commuters. Excellent local schools, independent shops, cafés, and restaurants can all be found nearby in Highams Park Village, with the wider amenities of Woodford and South Woodford also easily accessible.

This is a rare opportunity to secure a flexible, move-in-ready home with a recently added garden studio, positioned in a peaceful yet well-connected location perfect for family life.