



Directions

Viewings

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

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



71 Worcester Crescent, Woodford Green, IG8 0LT

Guide Price £1,250,000

- 4 bedroom family home
- Open plan kitchen/diner/lounge
- Landscaped garden
- Utility room plus g/f WC
- Close to popular schools
- Monkams Estate
- Generous sized front lounge
- Kitchen with large island
- 4 good sized bedrooms
- Garage and driveway



# 71 Worcester Crescent, Woodford Green IG8 0LT

A Mock Tudor style 4 bedroom family home located on the popular Monkams Estate which benefits from being close to many popular schools, Woodford station and The Broadway shops.

 4

 1

 2

 D

Council Tax Band: G



Guide Price £1,250,000 to £1,325,000

This exquisite 4-bedroom home on Worcester Crescent, situated in the prestigious Monkams Estate. This exceptional property showcases the finest in refined suburban living, seamlessly blending luxury, style, and practicality.

Upon entering, you are welcomed by a spacious hallway that leads to a beautifully designed living room, perfect for relaxing by the fireplace on cosy evenings.

The heart of the home is the expansive kitchen-diner, extended to create a bright and airy space filled with natural light. Ideal for both culinary endeavors and social gatherings, it opens onto a beautifully landscaped rear garden featuring a large patio, lush borders of plants and shrubs, and a handy storage shed.

Additional conveniences on the ground floor include a utility room with ample space for laundry and storage, a ground-floor WC, and garage/storage space.

Upstairs, four generously sized bedrooms, complemented by a luxurious four-piece family bathroom, complete with a walk-in shower.

Outside, the block-paved driveway offers ample parking for a number of vehicles, with the added benefit of side access.

Situated in the highly desirable Monkams Estate, residents enjoy access to a range of exclusive amenities. With its close proximity to popular local schools, shops, and transport links, this home offers the ideal blend of privacy and convenience.

This remarkable 4-bedroom home offers an unparalleled opportunity to enjoy luxurious living in one of Woodford Green's most sought-after locations. With its spacious interiors, modern features, and enviable setting, it epitomizes suburban sophistication and elegance.

EPC Rating: D  
Council Tax Band: G (London Borough of Redbridge)  
FREEHOLD

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.