

Directions

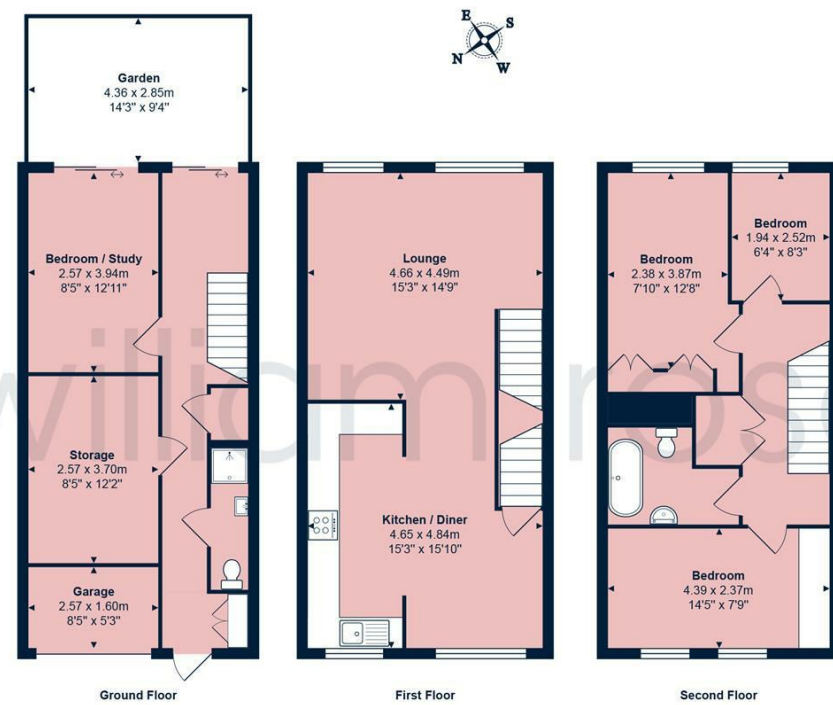
Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: approx. 126.1 m² ... 1358 ft² (excluding garden)
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
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17 Frating Crescent, Woodford Green, IG8 0DW

Asking Price £600,000

- *SOLD BY WILLIAM ROSE*
- Spacious and bright living room ideal for family relaxation
- Private driveway providing off-street parking
- Spacious garage with additional storage options and secure access
- Excellent transport links via Woodford Central Line Station
- Open-plan kitchen diner
- Easy access to major road links including the M11 and A406 for convenient commuting
- Versatile layout
- Private rear garden
- Close to local shops, cafés, schools, and the open spaces of Epping Forest

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Situated in the desirable Frating Crescent, this charming town house offers a perfect blend of comfort and convenience. Spanning an impressive 1,358 square feet, this four-bedroom property is ideal for families or those seeking extra space.



Council Tax Band: D



Located in the sought-after Frating Crescent, Woodford Green, this well-presented four-bedroom mid-terrace townhouse offers spacious and versatile accommodation arranged over three floors.

The ground floor features a bedroom/study, WC, storage room, and garage with internal access, plus doors leading out to a private rear garden. On the first floor, you'll find a bright living room and a modern open-plan kitchen/diner, ideal for both family life and entertaining. The top floor hosts three bedrooms and a contemporary family bathroom.

Additional benefits include off-street parking, double glazing throughout, and secondary glazing on windows for added comfort and energy efficiency. This home perfectly combines practicality, space, and style in a desirable residential setting.

Frating Crescent enjoys a peaceful location within easy reach of Woodford Central Line Station, providing fast access to Liverpool Street and the City. Nearby George Lane and Woodford High Road offer a great mix of shops, cafés, and restaurants, while Epping Forest and Ray Lodge Park are close by for outdoor leisure.

With excellent local schools and superb transport links, this property makes an ideal family home in one of Woodford Green's most convenient and well-connected areas.

Property Information / Disclaimer

FREEHOLD

EPC Rating: C

Council Tax Band: D

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.