

Directions

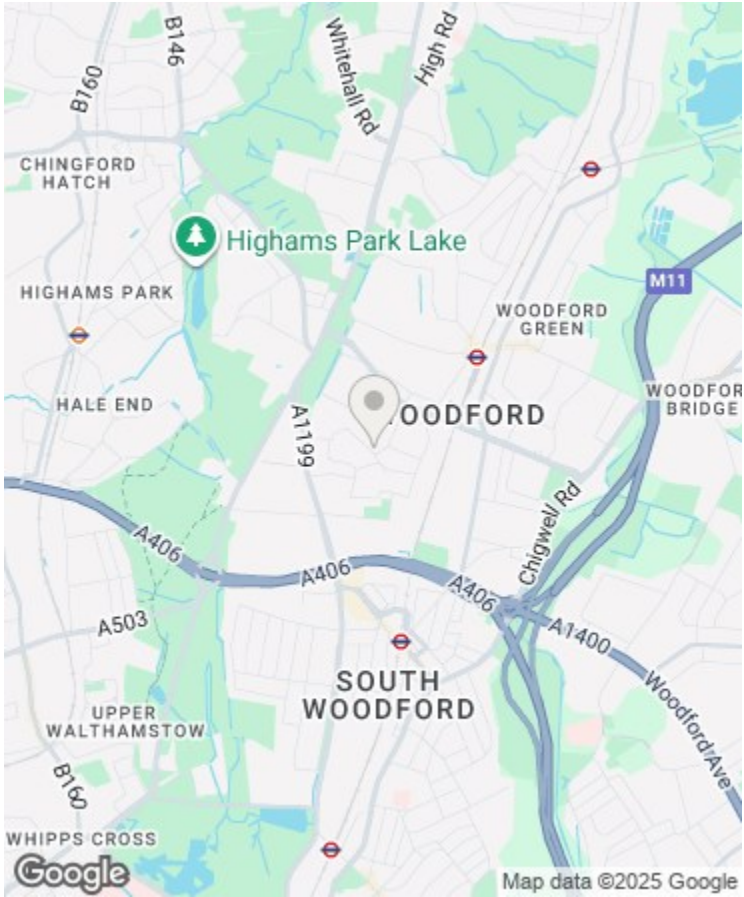
Viewings

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

EPC Rating

E

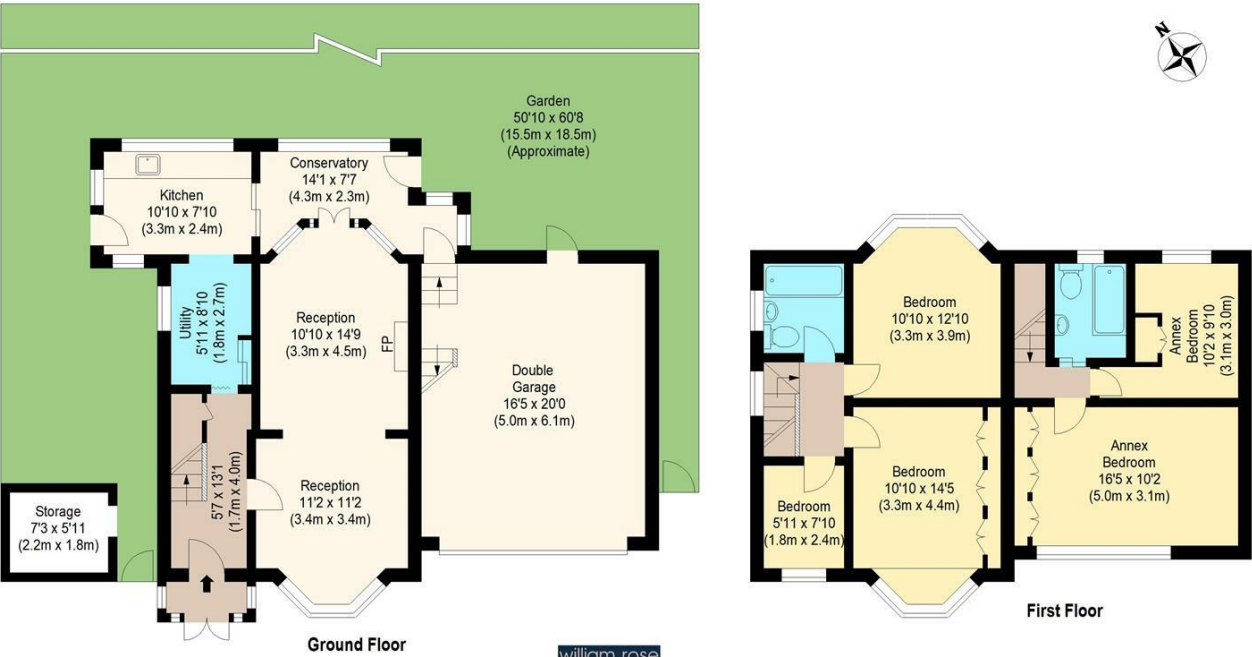
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



73 St. Ronans Crescent, Woodford Green, IG8 9DQ

£1,000,000

- Guide Price £1,000,000 - £1,150,000
- Self-contained annex
- Two internal staircases
- Potential to extend (STPP)
- Laigns Estate
- 5 bedroom fully detached
- Expansive rear garden
- Double garage
- Close to Central Line
- No chain



william rose
St Ronans Crescent, IG8

Approximate Gross Internal Floor Area : 159.88 sq m / 1721 sq ft
Storage : 3.99 sq m/ 43 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: 24/4/2025

73 St. Ronans Crescent, Woodford Green IG8 9DQ

A distinctive home rarely seen on the open market is this unique fully detached family home which offers excellent size accommodation and beautiful rear garden.

 5

 2

 3

 E

Council Tax Band: E



Guide Price £1,000,000 - £1,150,000

Located in the heart of Woodford Green on the highly sought-after Laings Estate, this unique and extended five-bedroom detached residence offers spacious and flexible living across two floors, perfect for modern family life or multi-generational living.

Occupying a generous double plot, this 1930s home enjoys a rare, detached position, enhanced by a wide frontage with off street parking and mature front garden and a double garage. A standout feature is the self-contained annex—accessible via its own internal staircase as well as a second staircase to the original house, the property caters excellent living for guests, extended family, or home working.

The ground floor is both generous and versatile, with a large through lounge which can be split into multiple reception rooms and a conservatory with garden views. There is also a kitchen to the rear with utility room.

Upstairs, to the original house you'll find three bedrooms and a family bathroom. The annex includes its own double bedroom, further bedroom or lounge and an additional bathroom. This extended side of the property is a flexible space for living or working, offering privacy and independence.

Outside, the beautifully maintained garden spans the full width of the plot and stretches over 60ft by 50ft —ideal for summer gatherings, children's play, or simply relaxing in a peaceful green setting. Thanks to its large plot size, this home presents an exciting opportunity for further expansion or redevelopment, subject to the correct planning approval.

St Ronans Crescent sits within easy reach of the outstanding-rated Churchfields Primary School and the highly regarded St Aubyn's School. It's just a short stroll to George Lane's shops, cafés and amenities, and close to both Woodford and South Woodford Central Line stations, offering swift links into the City and beyond. The nearby A406, M11, and M25 provide excellent road connections. Surrounded by leafy streets and moments from Epping Forest and The Green, this is a home that balances tranquillity with convenience—perfect for

families seeking space, flexibility and community in one of Woodford's premier locations.

Property Information / Disclaimer
FREEHOLD

EPC Rating: E
Council Tax Band: E - Redbridge

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.