

Directions

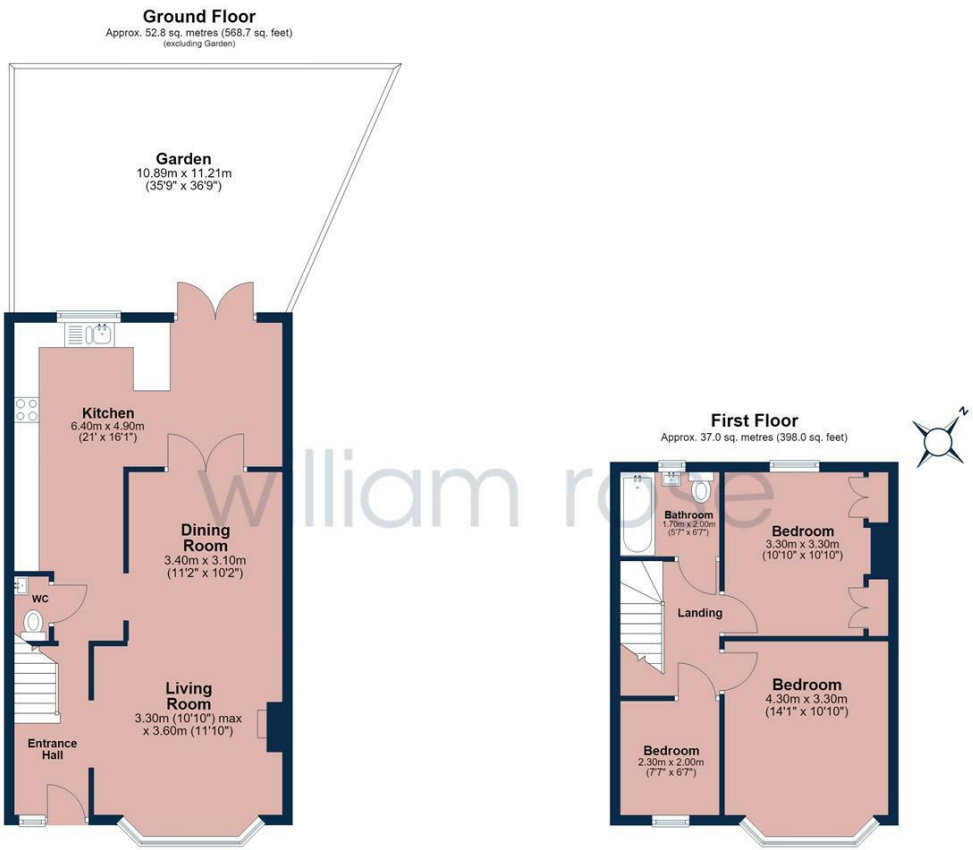
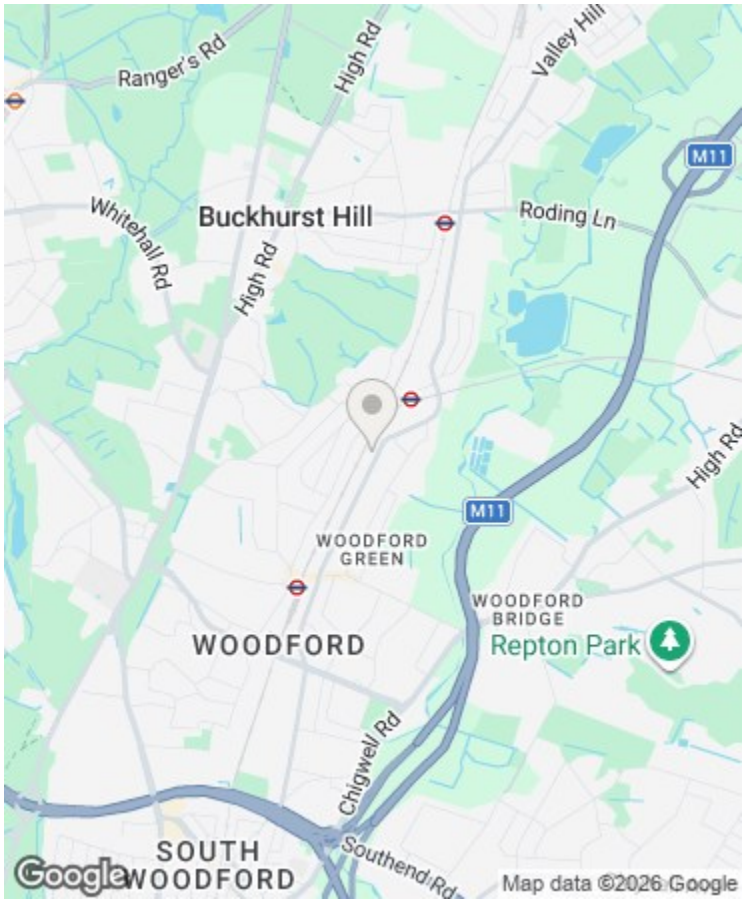
Viewings

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                                   |                         | 85        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



11 Crossway, Woodford Green, IG8 7RJ

Guide Price £600,000

- \*Guide Price £600,000 - £650,000\*
- Terraced
- Off-street parking
- Kitchen/diner to the rear
- Close to outstanding schools
- Three bedrooms
- Ground floor cloakroom
- Spacious through-lounge
- Modern family bathroom
- Walking distance to central line

# 11 Crossway, Woodford Green IG8 7RJ

\*Guide Price £600,000 - £650,000\* Positioned on the ever-popular Crossway in the heart of Woodford Green, this beautifully presented three-bedroom terraced home has been thoughtfully updated to create a stylish and practical family home. Offering generous living accommodation, an impressive open-plan kitchen and dining space, a contemporary family bathroom and a wonderful rear garden, the property combines character with modern living in one of the area's most desirable locations.

 3

 1

 2

 D

Council Tax Band: D



Stepping inside, you're welcomed by a bright entrance hall, with a convenient ground floor cloakroom tucked neatly beneath the stairs. The front reception room is filled with natural light thanks to its attractive bay window and is centred around a striking feature fireplace. Decorative wall panelling and herringbone flooring give the room a timeless feel, whilst the opening through to the second reception creates an excellent family living space with clearly defined areas for relaxing and entertaining. To the rear, the home opens into a fantastic kitchen and dining room that has become the true hub of the property. Fitted with an extensive range of shaker-style units, generous worktop space and breakfast bar seating, the kitchen offers everything a modern family requires. The adjoining dining area provides plenty of space for entertaining, with French doors opening directly onto the rear terrace, allowing the garden to become a natural extension of the living space during the warmer months.

The first floor comprises three well-proportioned bedrooms. The principal bedroom enjoys a large bay window, creating a bright and spacious retreat, whilst the second double bedroom overlooks the rear garden and benefits from fitted wardrobes. The third bedroom is perfectly suited as a child's bedroom, nursery or home office. Completing the accommodation is a beautifully finished family bathroom, fitted with a contemporary suite and stylish tiling, offering a clean and modern finish. Outside, the rear garden extends to approximately 36ft and has been designed with family living in mind. A generous decked terrace provides the perfect setting for outdoor dining and entertaining before leading onto a lawn bordered by mature trees and established planting, creating a private and peaceful setting.

Crossway is a highly regarded residential turning within Woodford Green, popular with families thanks to its excellent selection of local schools, abundance of green open spaces and convenient transport links. Both Woodford and South Woodford Underground Stations are within easy reach, offering direct Central Line services into the City and West End. Residents are also perfectly placed to enjoy everything Woodford Green has to offer, from independent cafés and restaurants to

everyday amenities and local shopping. For those who enjoy the outdoors, Epping Forest is just moments away, providing acres of woodland, walking trails and open space to explore throughout the year.

Property Information / Disclaimer  
FREEHOLD

EPC Rating: D  
Council Tax Band: D (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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.