

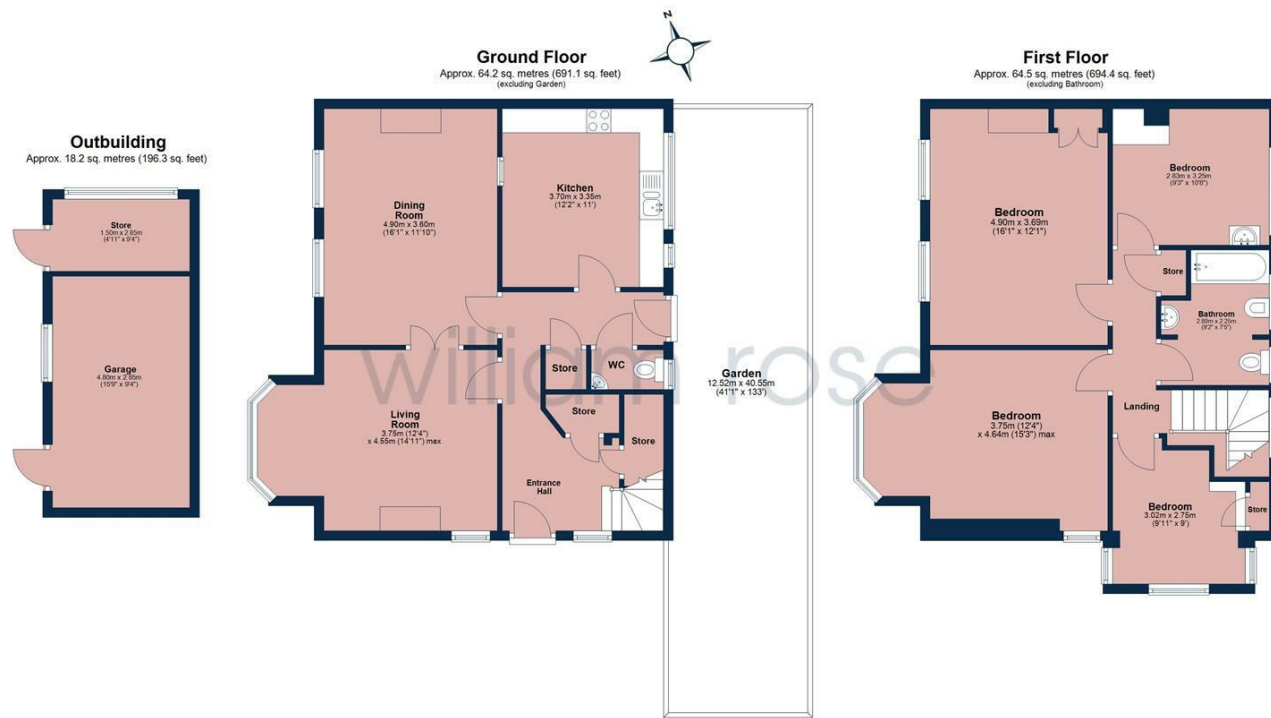
## Directions

## 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	



Total area: approx. 147.0 sq. metres (1581.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using Planip: ...  
**Crealock Grove**



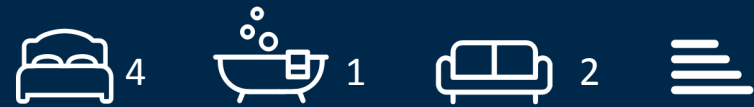
## 26 Crealock Grove, Woodford Green, IG8 9QZ

Offers Over £900,000

- Four-bedroom semi-detached family home
- Large rear garden circa 135 ft
- Two spacious reception rooms
- Garage/outbuilding
- Short walk to Highams Park & lake
- Approx. 1,581 sq ft of accommodation
- Significant extension potential (STPP)
- Kitchen/breakfast room
- Driveway parking
- Excellent transport links (Overground & Central Line nearby)

## 26 Crealock Grove, Woodford Green IG8 9QZ

Substantial four-bedroom semi-detached home with a stunning 135ft rear garden, garage and huge extension potential (STPP), ideally located moments from Highams Park Lake, green spaces and excellent transport links.



Council Tax Band: F



This family home positioned on a highly sought-after residential turning, perfectly located within easy reach of Highams Park, Woodford Green. Occupying an impressive plot, the property benefits from a beautifully established rear garden extending to approximately 135 ft, alongside a garage/outbuilding and driveway parking. Having been well maintained, the home now presents a rare opportunity for an incoming purchaser to create a truly outstanding long-term family residence.

The ground floor offers a spacious entrance hall, a generous bay-fronted reception room, separate dining room, a fitted kitchen/breakfast room, guest WC and ample storage. To the first floor are four well-proportioned bedrooms, a family bathroom and further storage.

The rear garden is a standout feature, offering a peaceful and private setting with mature planting and excellent space for entertaining or family use. The size and layout of the plot provide significant potential for rear, side and loft extensions, subject to the usual planning consents, with many neighbouring properties having already undertaken similar works.

The property is being sold chain free.

Crealock Grove is ideally positioned for family living, with Highams Park Lake and surrounding green spaces just a short walk away, offering scenic walks and open parkland. The area is well served by Highams Park Overground station, providing direct access into Liverpool Street, as well as nearby Woodford Central Line connections.

Locally, residents benefit from a wide range of amenities including independent cafés, restaurants, shops and supermarkets in both Highams Park and Woodford. The property is also well placed for a number of highly regarded schools, further enhancing its appeal to families.

Woodford/Highams Park continues to be one of North East London's most desirable residential pockets, offering a strong sense of community, excellent transport links and an abundance of green space.

This is a rare opportunity to acquire a large family home in a prime location with significant future upside.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: TBC  
Council Tax Band: F

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.