

Directions

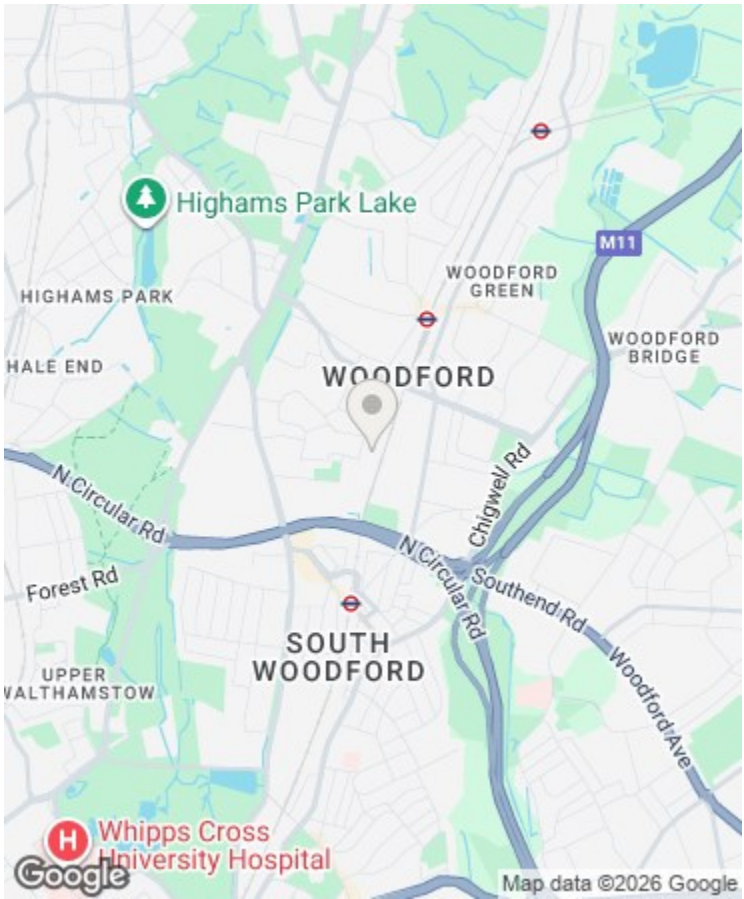
Viewings

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

EPC Rating

E

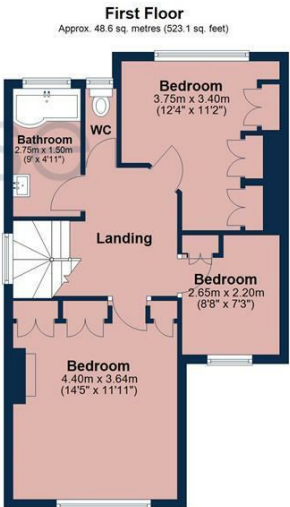
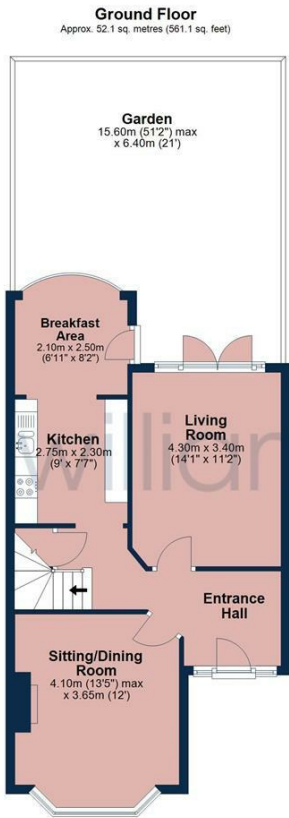
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



19 Beverley Crescent, Woodford Green, IG8 9DD

Guide Price £725,000

- \*CHAIN FREE\*
- Semi-detached
- Two reception rooms
- Well-maintained front & rear garden
- Catchment for Churchfields School
- Three bedrooms
- 1930's
- Fitted kitchen & Breakfast room
- Close to amenities'
- Walking distance to stations



Total area: approx. 100.7 sq. metres (1084.2 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/closet 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 PlanUp

19 Beverly Crescent



# 19 Beverley Crescent, Woodford Green IG8 9DD

Set on the highly desirable Laings Estate, this attractive 1930s three-bedroom semi-detached home on Beverley Crescent offers a wonderful opportunity for buyers seeking a property with excellent potential. Ideally located within catchment for several sought-after schools — including the ever-popular Churchfields — this CHAIN FREE home provides the perfect blank canvas for those looking to create a bespoke family residence in a prestigious Woodford Green location.

 3

 1

 2

 E

Council Tax Band: E



Stepping inside, the entrance hall leads to a spacious sitting/dining room featuring a bay window, followed by a generous living room with doors opening onto the garden. The kitchen sits adjacent to a bright breakfast area with further access to the rear garden, making this a superb layout for everyday living. Upstairs, the landing connects three well-proportioned bedrooms, a family bathroom, and a separate WC.

Beverley Crescent is one of Woodford Green’s most desirable residential roads, known for its characterful 1930s homes, leafy ambience, and strong community feel. This residential area is particularly sought after due to its well-kept streets and excellent access to amenities. Woodford’s shops, cafés, and restaurants are within easy reach, as are beautiful green spaces including Epping Forest and Ray Lodge Park. Transport connections are convenient, with Woodford Underground Station (Central Line) offering swift routes into London. Families are also drawn to the area for its outstanding schooling options, making Beverley Crescent a superb location for long-term living.

## 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.