

## Directions

## Viewings

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

## EPC Rating

C

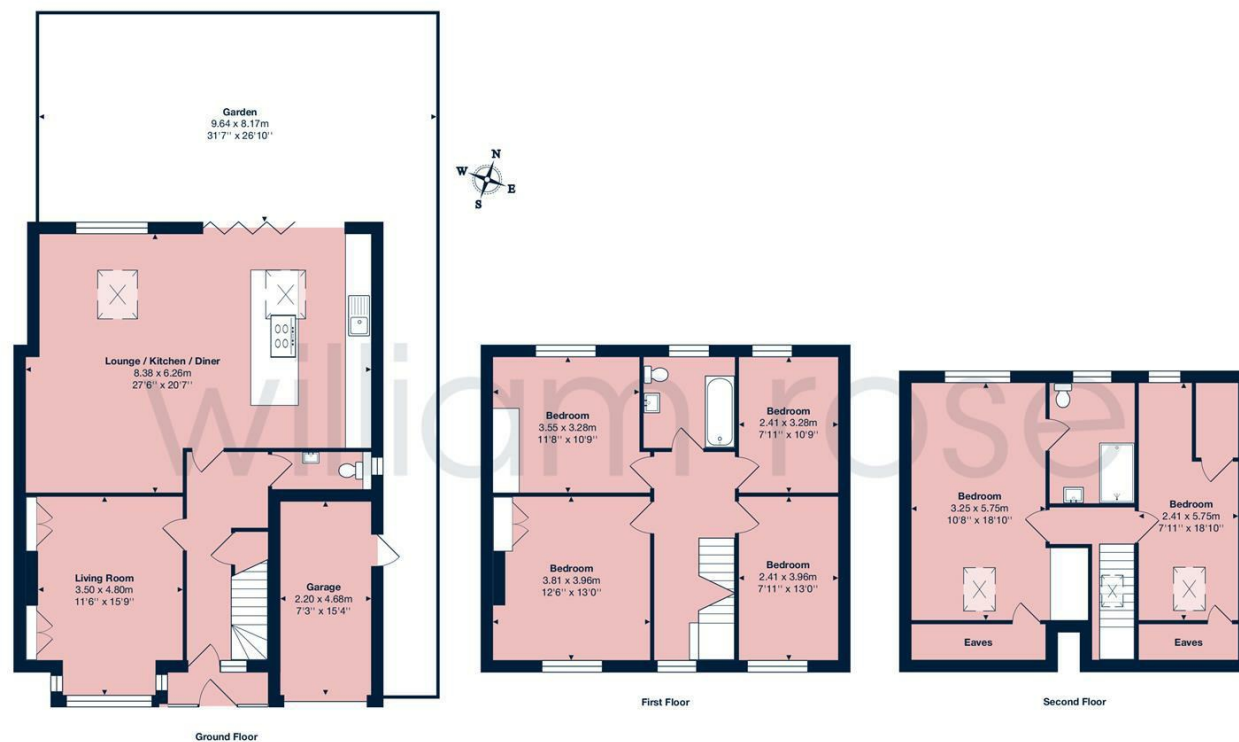
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 79                      | 82        |
| (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 |           |



## 25 Salway Close, Woodford Green, IG8 9HL

Offers Over £950,000

- Six bedrooms
- Extended & Modernised
- Separate front reception
- Intergral garage
- Large driveway to the front
- Semi-detached
- Stunning open plan kitchen/dining/family room
- Two bathrooms
- Well-maintained rear garden with side access
- Catchment for sought after schools.



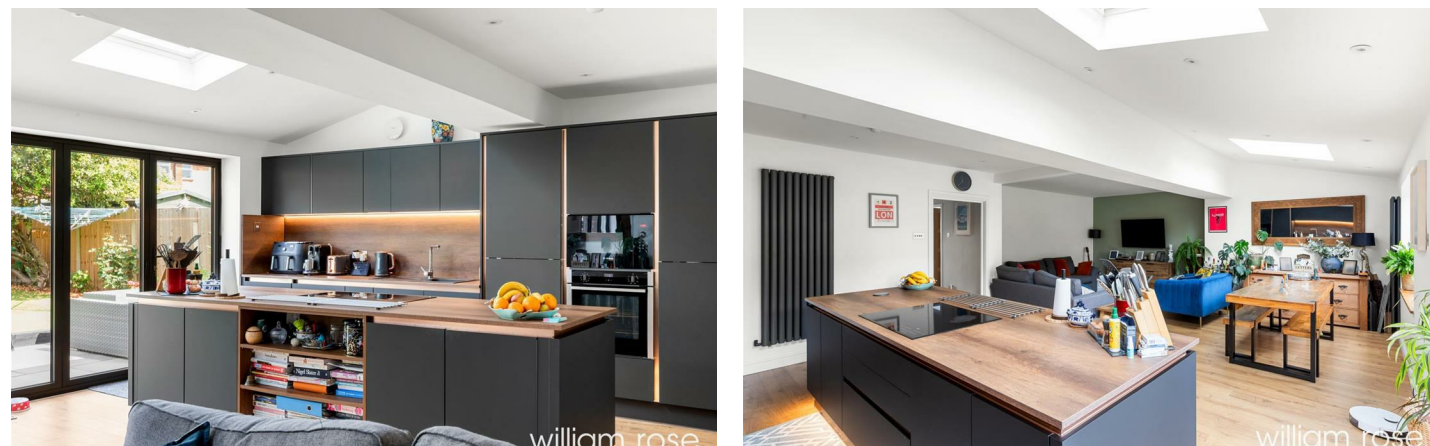
Total Area: approx. 202.8 m<sup>2</sup> ... 2183 ft<sup>2</sup> (excluding garden)  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
 Property marketing provided by www.fotomarketing.co.uk

## 25 Salway Close, Woodford Green IG8 9HL

Situated within a quiet cul-de-sac location, Salway Close in Woodford Green, this beautifully extended and substantially modernised six-bedroom semi-detached family home offers in excess of 2,100 sq. ft. of versatile living accommodation arranged over three floors. Finished to an impressive standard throughout, the property has been thoughtfully designed by the current owners to suit modern family living, blending generous entertaining space with flexible bedroom accommodation. The home is also ideally positioned within catchment for many of Woodford and South Woodford's highly regarded schools, making it an exceptional choice for growing families.



Council Tax Band: E



Upon entering the property, you are welcomed via an entrance hallway leading through to a bright and spacious front living room. To the rear of the home is the stunning open-plan lounge/kitchen/dining space which forms the heart of the property, featuring a contemporary fitted kitchen with central island, ample dining space and bi-folding doors opening directly onto the rear garden, creating an ideal entertaining environment. The ground floor further benefits from a guest cloakroom and integral garage access. The first floor comprises four well-proportioned bedrooms alongside a modern family bathroom, whilst the second floor provides two additional generous bedrooms and a contemporary shower room, ideal for larger families, guest accommodation or home working. Externally, the property enjoys a well-maintained rear garden, side access and a substantial driveway to the front providing off-street parking for four or more vehicles.

Salway Close is a quiet and sought-after residential turning in Woodford Green, perfectly positioned for family living. The area is renowned for its excellent selection of both state and independent schools, including many highly regarded options in both Woodford and South Woodford. Residents benefit from easy access to an array of local shops, cafés, restaurants and amenities along George Lane and Woodford Broadway, whilst commuters are well served by nearby Central Line stations offering direct access into the City and West End. The area also enjoys close proximity to Epping Forest and several green open spaces, providing an ideal balance between suburban tranquillity and convenient London living.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: C

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.