

Directions

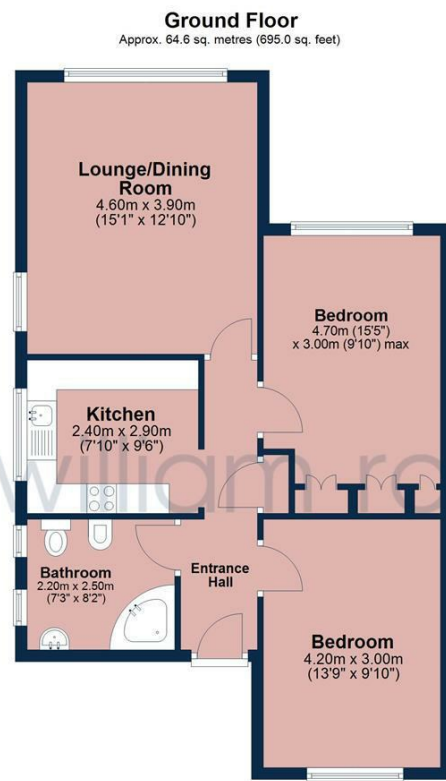
Viewings

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		71	77
(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	



Total area: approx. 64.6 sq. metres (695.0 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/cupboard 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.

Clifton Court



7 Clifton Court, 24 Snakes Lane West, Woodford Green, IG8 0DB

£1,800 Per Month

- Two large double bedrooms
- Recently fitted modern kitchen
- Family bathroom
- Private garage
- Walking distance to Woodford station
- Spacious living and dining area
- Well-presented throughout
- Parking within development
- Well-maintained development
- Close to shops, restaurants and local amenities

24 Snakes Lane West, Woodford Green IG8 0DB

A large two double bedroom apartment with a recently fitted modern kitchen, garage and parking, ideally located close to Woodford Central Line station and local amenities.



Council Tax Band: C



The property is set within a popular, a well-maintained development, and offers excellent proportions throughout. The bright and airy living room provides ample space for both seating and dining, creating a versatile and comfortable living environment. The recently installed kitchen has been finished to a modern standard, offering a range of fitted units and integrated appliances, making it both stylish and functional.

Both bedrooms are well-sized doubles, providing excellent accommodation for professional tenants, couples or sharers. The property is further complemented by a family bathroom and good storage throughout.

Externally, the apartment benefits from allocated parking and a private garage, a rare and highly desirable feature in this location.

Snakes Lane West is one of Woodford Green's most desirable residential roads, perfectly positioned for access to Woodford Central Line station, providing direct links into Liverpool Street, the City and the West End, making it ideal for commuters.

Woodford High Road is within easy reach and offers a wide selection of shops, cafés, restaurants and everyday amenities. The area is known for its strong community feel and balance between suburban living and excellent connectivity.

Woodford Green is particularly popular due to its proximity to Epping Forest, offering extensive green open spaces for walking, cycling and outdoor leisure. The area also benefits from a number of well-regarded schools and attractive residential streets, making it a consistently sought-after location.