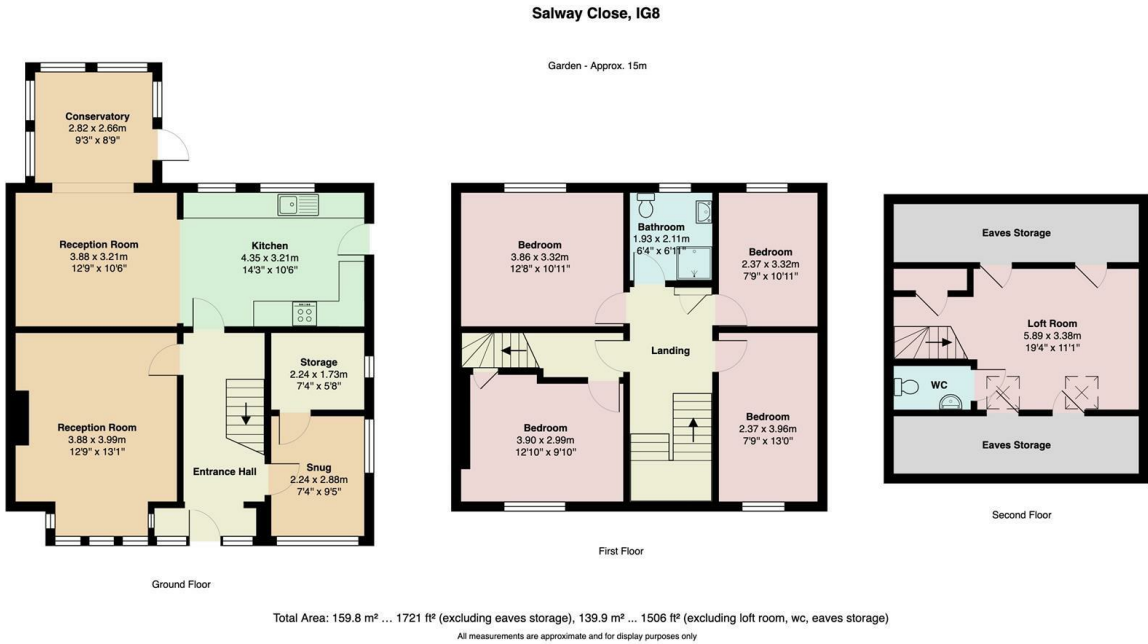




SALWAY CLOSE, WOODFORD GREEN

Offers In Excess Of £750,000 Freehold

4 Bed House - Semi-Detached



Features:

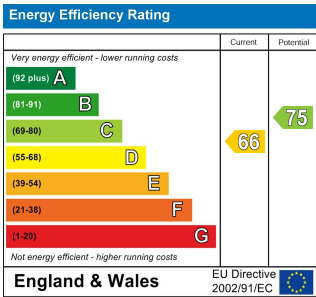
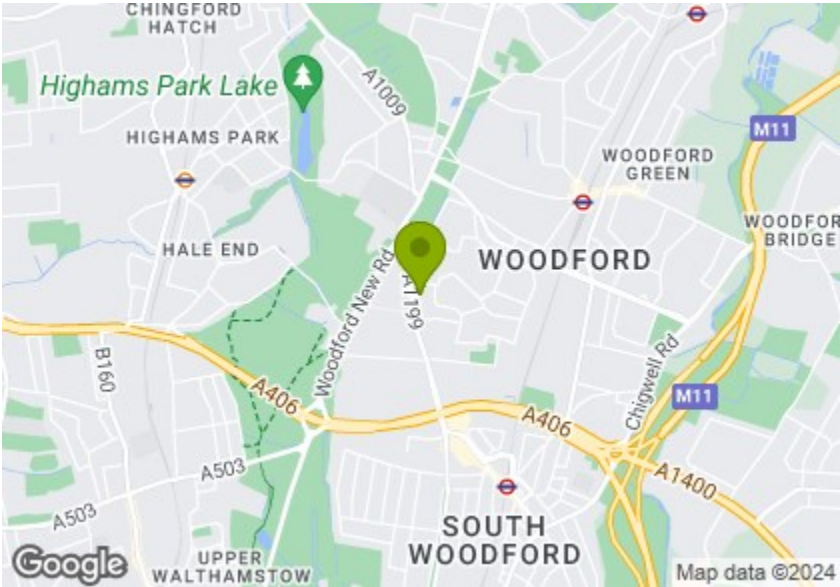
- Semi-Detached House
- Double Fronted
- Four Double Bedrooms
- Two Reception Rooms
- Loft Room With WC
- Laing's Estate Location
- Churchfields Catchment Area
- Snug/Office and Conservatory
- Driveway + Side Access
- Quiet Cul De Sac

A grand and substantial four bedroom semi-detached family home, full of natural light, brimming with characterful style and home to plentiful sociable spaces, plus a conservatory and snug. It's all sat on a quiet cul de sac near Epping Forest.

Local schools are superb, with the 'Outstanding' Churchfields Infants and Churchfields Juniors schools barely ten minutes' walk away. The Independent Bancrofts and Bancrofts Prep schools are also in easy walking distance.

REQUEST A VIEWING

0203 3691818



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll be enjoying immediate kerb appeal, with your handsome brick frontage set back from your peaceful street by a lush front garden, stepped front path and driveway. Inside, a classic storm porch gives way to your wide, welcoming entrance hall, with the dual aspect snug on the right. Your front lounge is across the hall, an impressive 160 square foot with blonde engineered hardwood underfoot, lots of light from the leaded box bay window and striking statement walls.

To the rear you have a superb series of open plan spaces, starting with your 150 square foot kitchen, with generous ranks of pine cabinetry running below twin windows overlooking the garden. A smoky grey splashback sits over complementary quartz counters, while sandstone tilework flows underfoot. It's all laid open to your 130 square foot second reception, itself leading to your glorious conservatory, with widescreen views of your vast, immaculate garden.

Step out here for a great expanse of lawn, home to mature greenery, lush foliage and even a handy shed. A superb outdoor space. Back inside, and upstairs your landing's finished in pristine white smoky grey, while your four bedrooms range in size from ninety to 140 square feet, all finished in a variety of characterful styles and colour schemes. Your family bathroom completes the

storey, arrestingly sleek in floor to ceiling marbled tiling. Finally, your skylit loft room is ideal for all manner of uses, and features a chic en suite WC.

Outside, and you have a wealth of natural greenery on your doorstep, with Epping Forest less than ten minutes from your front door. Perfect for morning jogs and evening strolls, you can wander here for hours, from Highams Park in the north to Hollow Ponds in the south. You'll forget you're in London. You also have a number of excellent eateries in easy reach, from the award-winning Indian cuisine at Grand Trunk Road to the critically acclaimed steaks at Miller & Carter. Both the equal of anything you'll find in town.

WHAT ELSE?

- South Woodford tube station is around a twenty minute walk or just an eight minute bike ride. From here the Central line will get you directly to Liverpool Street in eighteen minutes or Tottenham Court Road in twenty seven.
- You have that private driveway, and drivers can be on the arterial North Circular in just five minutes.
- Movie night? South Woodford's Art Deco Odeon cinema is just a fifteen minute stroll.



A WORD FROM THE OWNER...

"We didn't appreciate when we bought the property is that this is the best street on the Laings Estate. All the children from our road and Clementine Walk play on the green after school during the summer term and holidays. Most of the apartments opposite are privately owned and the children from there and ours all attended the heavily sought after Churchfields Primary School. The children rode their bikes around and around the green on the road and it felt safe as there would be a car enter only every half an hour or so. Being a cul de sac, it has always felt safe and secure, just as you would want for a young family. The bus from South Woodford Station stops at The Cricketer's pretty much opposite the house when you can't be bothered to walk to the station. A great location overall."

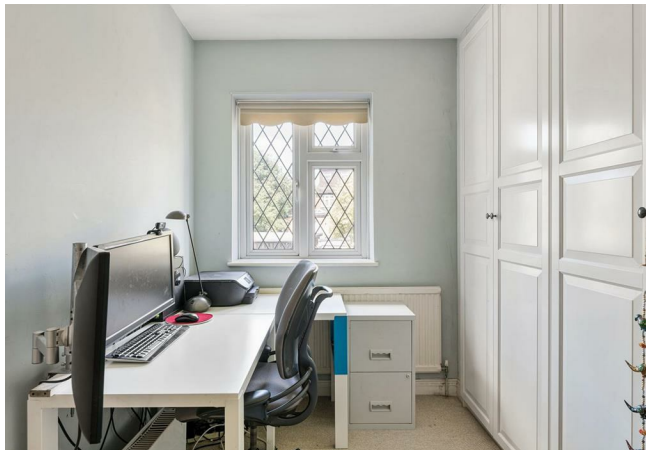
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Reception Room
12'8" x 13'1"

Kitchen
14'3" x 10'6"

Reception Room
12'8" x 10'6"

Conservatory
9'3" x 8'8"

Snug
7'4" x 9'5"

Storage
7'4" x 5'8"

Bedroom
12'9" x 9'9"

Bedroom
12'7" x 10'10"

Bathroom
6'3" x 6'11"

Bedroom
7'9" x 10'10"

Bedroom
7'9" x 12'11"

Loft Room
19'3" x 11'1"

WC



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