

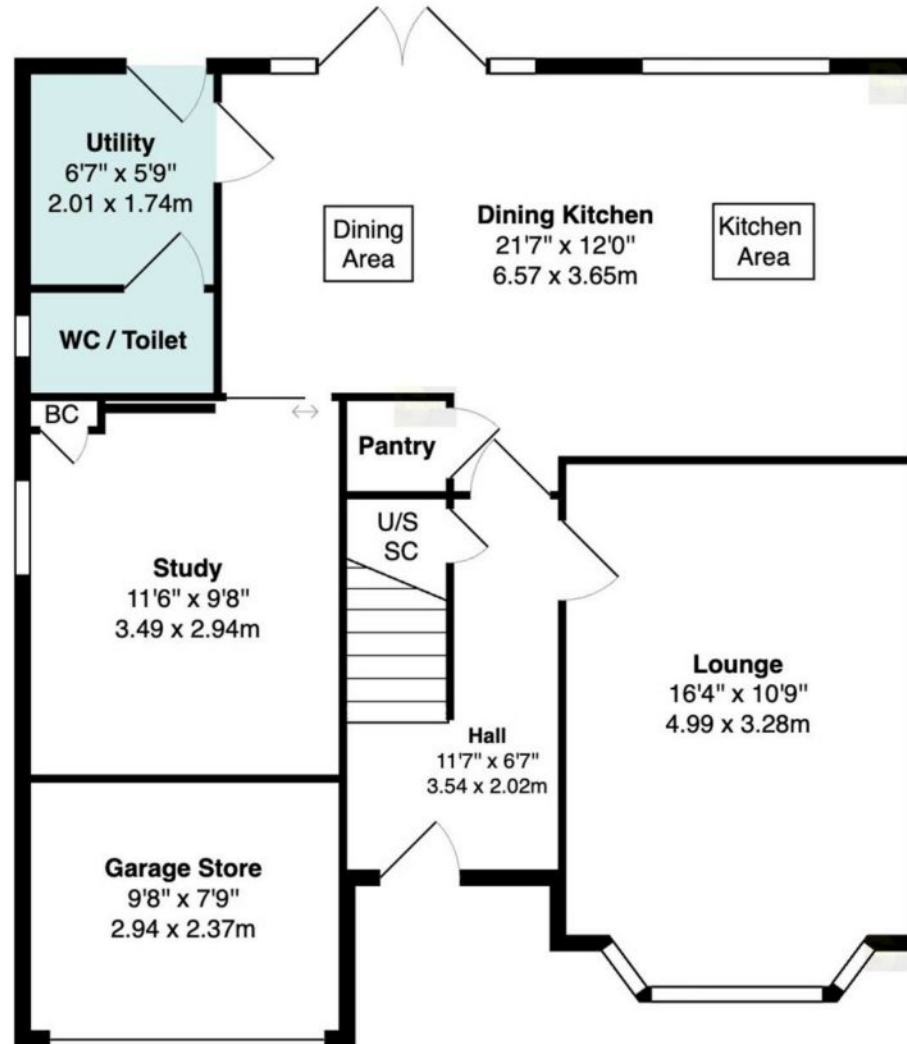


SNAPES
SALES & LETTINGS AGENTS

87 Lancastrian Way, Woodford – SK7 1SA
£675,000

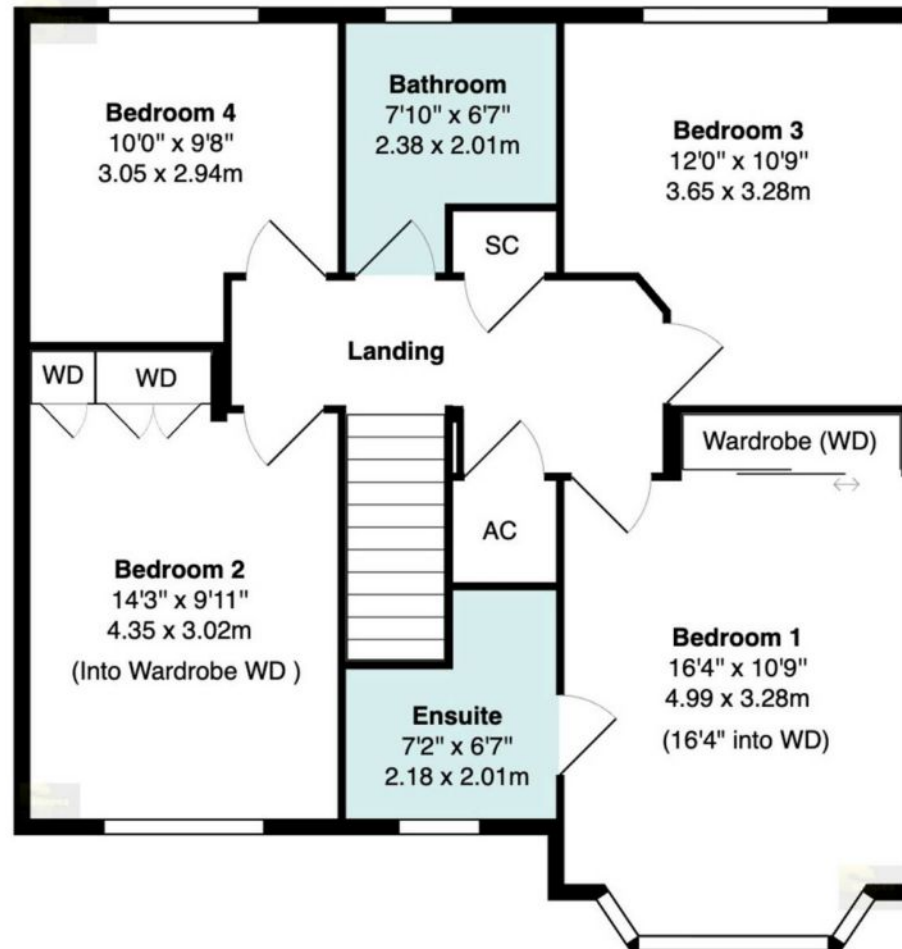


Ground Floor
Approximate Area: 769 ft² ... 71.5 m²



First Floor
Approximate Area: 720 ft² ... 66.9 m²

Approximate Area: 720 ft² ... 66.9 m²









We are delighted to present this exceptional 4-bedroom detached house located in the sought-after Woodford Garden Village, offering a unique opportunity to own a stunning property in a prime location with a picturesque open aspect towards the Avro Heritage Museum, added to the open views you also benefit from being within a 5 minute or so walk (0.30 miles) from Woodford Primary School.

Upon entering, you are greeted by a well-proportioned and generously sized detached home boasting 4 bedrooms and 2 bathrooms, ensuring ample space for comfortable living. One of the many features on offer is the spacious 16'4" lounge to the front aspect, which provides ideal space for relaxation and entertainment.

The heart of the home lies in the large family dining kitchen, featuring a modern fully fitted kitchen area seamlessly flowing into a dining space that could easily transform into a cosy informal sitting area if desired. Additionally, an extra study room offers versatility, serving as a playroom or games room to cater to various lifestyle needs.

Convenience is key with a separate utility room that leads to a downstairs WC, providing three toilets within this well-appointed home. The garage, though shortened to accommodate the study, offers valuable storage space while maintaining functionality. Upstairs, in addition to the well proportioned bedrooms, you also have loft access, which is boarded to provide even more useful storage space.

Outside, a well-maintained frontage with a lush lawn beside the double-width driveway enhances the property's kerb appeal. The landscaped rear garden, predominantly laid to lawn, boasts a stone patio adjoining the home, perfect for al fresco dining or simply enjoying the outdoors in a private, fenced setting.

Impeccably presented and thoughtfully designed, this property radiates warmth and comfort, offering high standards of living with its spacious layout and distinctive features. The abundance of natural light permeating through the property adds to its charm, providing a serene living environment.

This property presents an exceptional opportunity for those seeking a well-appointed home, nestled in a desirable neighbourhood with easy access to local amenities and transport links. We recommend a viewing to truly appreciate the quality and vast potential this property has to offer.

Please note: The £150 per year service charge referenced below is a contribution towards the maintenance of the communal areas, such as but not limited to; trees, grassed areas, open spaces and the Children's Playground area, which is not to be forgotten as a fantastic feature for families..

Important –

wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport, flood risks etc.

1. **Tenure:** Freehold
2. **Service Charge:** £150 Per Annum paid at £75 twice a year.

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