

# LAWLOR<sub>S</sub>

SALES · LETTINGS · ELITE

19 Forest Way, Woodford Green,  
Essex, IG8 0QF







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EPC: D | Four Bedroom Detached House | Kitchen/Breakfast Room | En Suite To Master Bedroom

## Overview

Lawlor's are pleased to offer to the market, with No Onward Chain, this striking four bedroom detached house that occupies a prominent and enviable sized plot. Forest Way is one of the most sought-after roads on the prestigious Knighton Estate. Internally, the accommodation extends to approximately 1848 sq.ft and provides a welcoming entrance hall, two well-proportioned reception rooms, character kitchen/breakfast room with a Range cooker, guest cloakroom, principle bathroom and four good sized bedrooms with an en-suite bathroom to the master.

## Noteworthy

This delightful property would lend itself to re-modelling or further extension if required, subject to planning permission. An early viewing is highly recommended to appreciate the accommodation on offer.

## Exterior

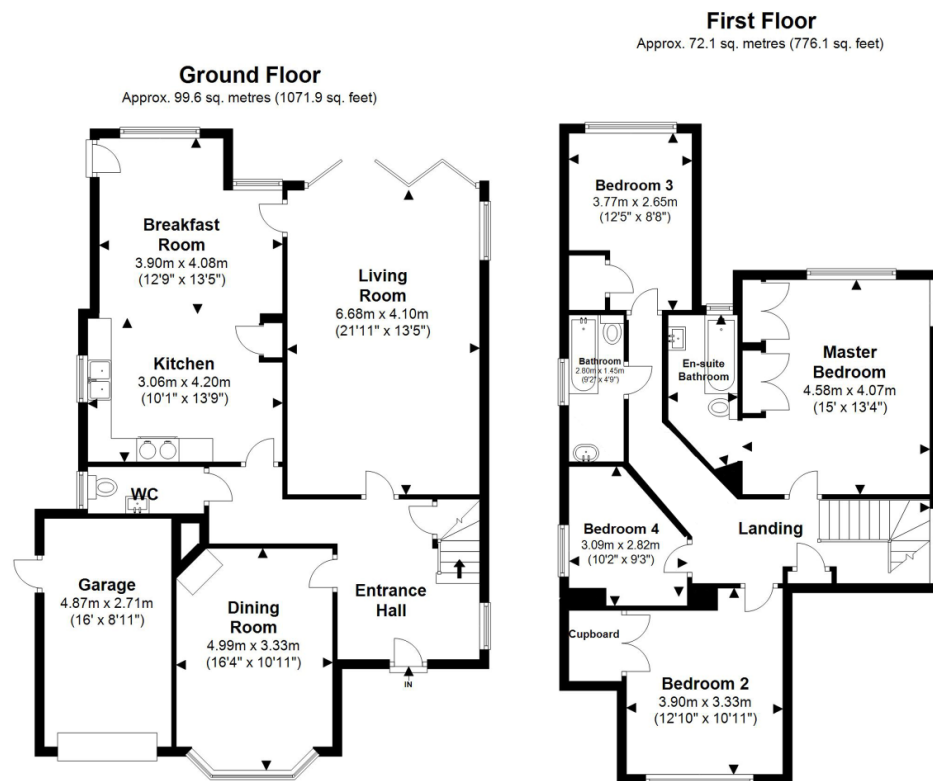
Externally, to the front of the house there is a carriage driveway and a single garage. A particular feature of this property is the garden measuring approximately 90ft that backs directly on to Knighton Woods.

# LOCATION

The Knighton Estate is one of the most prestigious estates within Woodford Green and benefits from having highly regarded state and private schools. Woodford is on the Central Line giving commuters easy access to both the City and West End. There are good road links with the M11, M25 and the A406 all being easily accessible. There is also an abundance of amenities, shops, restaurants, bars, forest land and leisure facilities making this a desirable location to live.







Total area: approx. 171.7 sq. metres (1848.0 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage





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