

ANY  
PART EXCHANGE  
WELCOME



Chadwick Avenue  
Woodford, SK7 1SJ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents







## Chadwick Avenue, Woodford, SK7 1SJ

Welcome to this immaculate, turnkey 4-bedroom, 4-bathroom 'Sunningdale' style home, situated on the highly desirable Redrow Estate in Woodford. Perfectly positioned for privacy, this detached property is set back from the main road, overlooking a serene green park with a separate private driveway and offers space for two-four cars and a Podpoint.

Step inside to a bright and spacious hallway that sets the tone for this beautifully presented home. To the right, you'll find an integral, electric door double garage, while to the left, a plush carpeted lounge beckons. The lounge is a cosy retreat, featuring a stylish electric focal fireplace and elegant décor. A large window floods the space with natural light, making it ideal for relaxed evenings or entertaining guests. Adjacent to the lounge, you'll find a versatile room, currently used as an office but equally suited as a snug or playroom. Nearby, there's a convenient downstairs wet room with a shower and W/C. The heart of the home is the spacious open-plan kitchen/diner, perfect for modern living. It boasts high-quality finishes, including laminate worktops, Amtico flooring, and soft-closing larder cupboards. Premium appliances include a double fridge/freezer, double oven, AEG induction hob, and a dishwasher. Off the kitchen, a well-equipped utility room provides additional storage, including a large under stairs cupboard. Bi-fold doors lead to a beautifully landscaped rear garden, complete with a lawn, vibrant flowerbeds, and a spacious patio—perfect for al fresco dining, morning coffee, or even a hot tub.

Upstairs, the landing leads to four generous bedrooms and a family bathroom. Three bedrooms overlook the rear garden, one of which is currently used as an office. The guest bedroom features an ensuite for added convenience. The master suite is a true sanctuary. Front-facing and spacious, it offers a calming, zen-inspired ambiance. The luxury ensuite boasts a wet-room-style shower, high-end tiling, a sleek sink, and a toilet—perfect for unwinding after a long day. There is also access to the loft which is boarded.

This exceptional home is ideally situated for families. It's within easy reach of Woodford Primary School, as well as excellent schools in Bramhall, Cheadle, and Poynton. The estate itself is a peaceful haven, surrounded by fields that are perfect for dog walks and outdoor activities. Conveniently located near Notcutts Garden Centre and local shops, the property is also just a short drive from Handforth Dean shopping centre, Total Fitness leisure facility, and charming villages such as Poynton, Wilmslow, and Bramhall. Excellent transport links further enhance its appeal. If you're looking for a stylish, ready-to-move-into family home in a fantastic location, this property is not to be missed!









## Chadwick Avenue, Woodford, SK7 1SJ

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### The Current Owners Love:

- Sitting in the hot tub watching the stars.
- Working out in our home gym means there are no excuses to keep fit.
- It is a great house for a party, especially in the summer having the bi-folds open creates lovely indoor & outdoor spaces for people to mingle.

### We Have Noticed:

- This home is fabulous value for money.
- Beautifully presented throughout-real turn key.
- Its on a prestigious estate and a fabulous position, set back and not overlooked from the front or rear.











### Key Features:

- Part- Exchange Welcome
- Situated on the sought-after Redrow Estate in Woodford, this home overlooks a tranquil green park and is set back for added privacy
- This Sunningdale home has upgraded and added extra features
- A 4-bedroom, family bathroom, two ensuites and shower room detached home
- A turn key immaculate home
- A convenient wet room style shower and downstairs W/C
- Stylish Interior Design with Elegant décor, plush carpets, and premium finishes throughout
- Family-Friendly Area, close to excellent schools, including Woodford Primary and top schools in Bramhall, Cheadle, and Poynton
- Non overlooked, private and secure landscaped garden
- Great Connectivity- convenient access to Handforth Dean shopping centre, Total Fitness, and charming nearby villages, with excellent transport links

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1877

**Viewing:** Strictly by appointment only through Shrigley Rose & Co







# Property Summary:

## GROUND FLOOR

**Living Room** 15'10" x 11'10" (4.83m x 3.61m)

**Kitchen** 20'10" x 14'0" (6.35m x 4.27m)

**Office/Snug** 9'10" x 9'5" (3m x 2.87m)

**Utility Room** 9'5" x 4'11" (2.87m x 1.5m)

**Garage** 18'5" x 16'5" (5.61m x 5m)

**W/C** 6'0" x 5'0" (1.83m x 1.52m)

## FIRST FLOOR

**Bedroom 1** 13'6" x 11'10" (4.11m x 3.61m)

**Bedroom 1 Ensuite** 9'10" x 6'5" (3m x 1.96m)

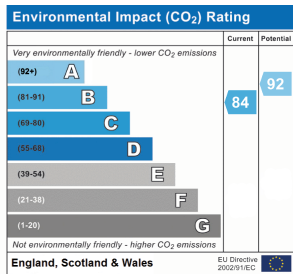
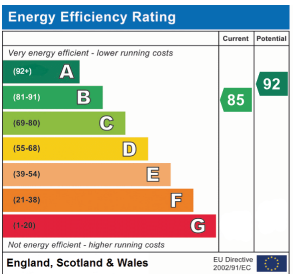
**Bedroom 2** 14'5" x 9'0" (4.39m x 2.74m)

**Bedroom 2 Ensuite** 6'10" x 6'5" (2.08m x 1.96m)

**Bedroom 3** 11'10" x 9'0" (3.61m x 2.74m)

**Bedroom 4** 11'10" x 10'3" (3.61m x 3.12m)

**Bathroom** 9'0" x 6'5" (2.74m x 1.96m)



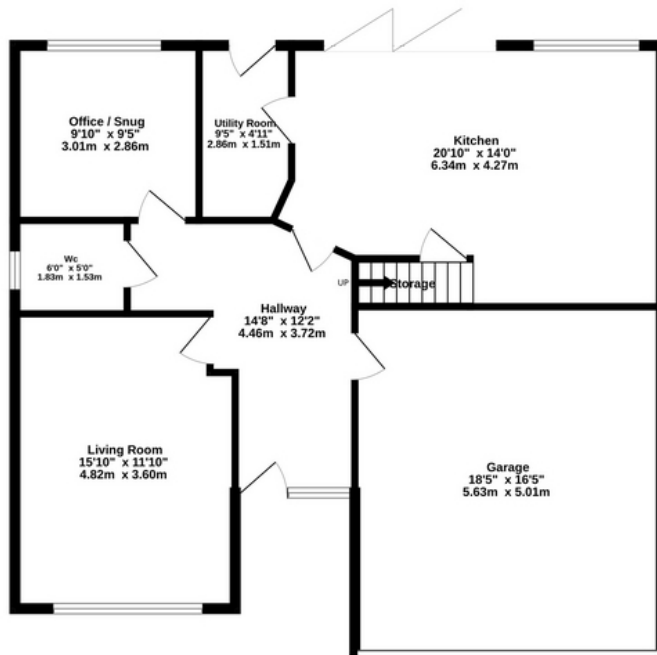




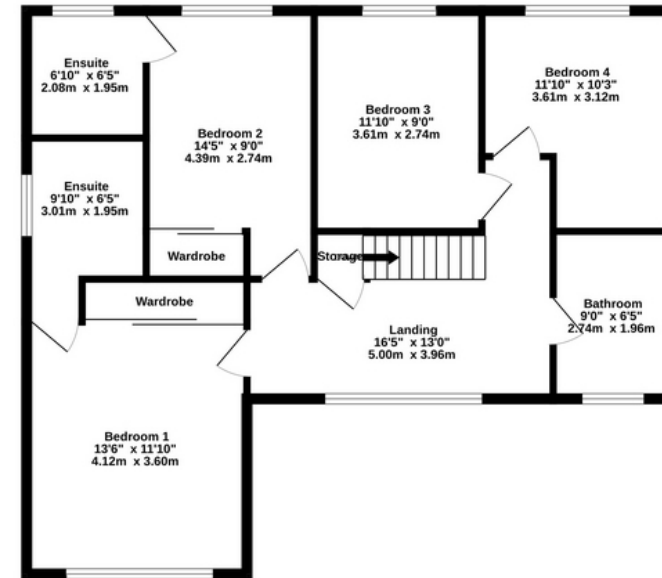


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

**Ground Floor**  
1044 sq.ft. (97.0 sq.m.) approx.



**1st Floor**  
832 sq.ft. (77.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1877 sq.ft. (174.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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