



Nash Close

Woodford, SK7 1GR

£675,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

Modern four-bed detached home in Redrow Woodford. Features open-plan living with a contemporary kitchen family room and large separate living room. A useful utility and downstairs WC complete the ground floor while the first floor includes an elegant family bathroom and stylish en-suite. Other features include solar panels, EV charger, single detached garage, beautiful low maintenance west-facing garden and no chain. The property offers a convenient set back location close to Woodford primary school, children's playground and easy access to transport links.

Council Tax Band: E

Tenure: Freehold

EPC Rating: B

- Single Detached Brick Built Garage With Tandem Driveway Providing Off Road Parking
- Modern Four Bedroom Detached Family Home With Stylish En-Suite & Family Bathroom
- Spacious Living Room With Wonderful Outlook To The Front
- Electric Car Charging Point & Solar Panels For Additional Energy Efficiency
- Within Walking Distance To Woodford Primary School, Children's Playground & The Aviator Establishment
- Superb Location Set In The Desirable Redrow Woodford Development
- Delightful Low Maintenance West Facing Rear Garden
- No Onward Chain For Additional Peace Of Mind





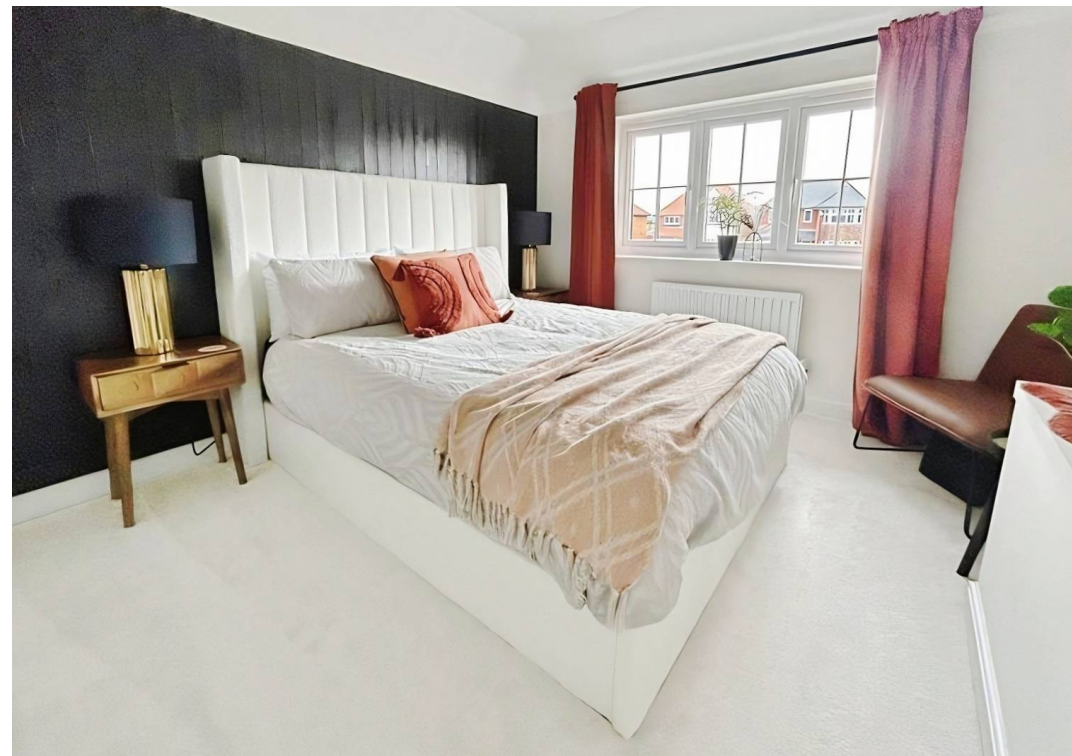


NO ONWARD CHAIN – Situated within the highly sought-after Redrow Woodford development, this modern four-bedroom detached family home presents an exceptional opportunity for those seeking stylish and energy-efficient living in a superb location. The property welcomes you with a spacious entrance hall that leads to a generously proportioned living room, offering a wonderful outlook to the front and providing a bright, airy space ideal for both relaxation and entertaining guests. The contemporary kitchen and dining area are thoughtfully designed, featuring high-quality fittings and ample storage to suit the needs of a busy family. There is a wonderful open plan seating area with french doors leading to the rear garden. A utility room and courtesy downstairs WC complete excellent ground floor accommodation. The property benefits from a stylish en-suite to the principal bedroom, in addition to a well-appointed family bathroom, both finished with modern fixtures and tasteful décor. All four bedrooms are well-sized, ensuring comfortable accommodation for families of all sizes or those requiring flexible space for home working or hobbies. Energy efficiency is a key feature of this home, with solar panels and an electric car charging point installed for reduced running costs and a more sustainable lifestyle.



The single detached brick-built garage, complemented by a tandem driveway, provides ample off-road parking for multiple vehicles, adding convenience and security. The property is offered with no onward chain, allowing for a smooth and swift purchase process. Its location is ideal for families, being within walking distance of Woodford Primary School, a children's playground, and the popular Aviator establishment (perfect for socialising and dining). The delightful west-facing rear garden is designed for low maintenance, making it easy to enjoy throughout the year. The overall presentation of the home is both welcoming and contemporary, reflecting the quality associated with Redrow developments and offering peace of mind to discerning buyers. This superbly located property combines modern comforts, excellent energy credentials, and a family-friendly layout, making it a perfect choice for those looking to settle in a vibrant and well-connected community. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer in this outstanding detached residence.









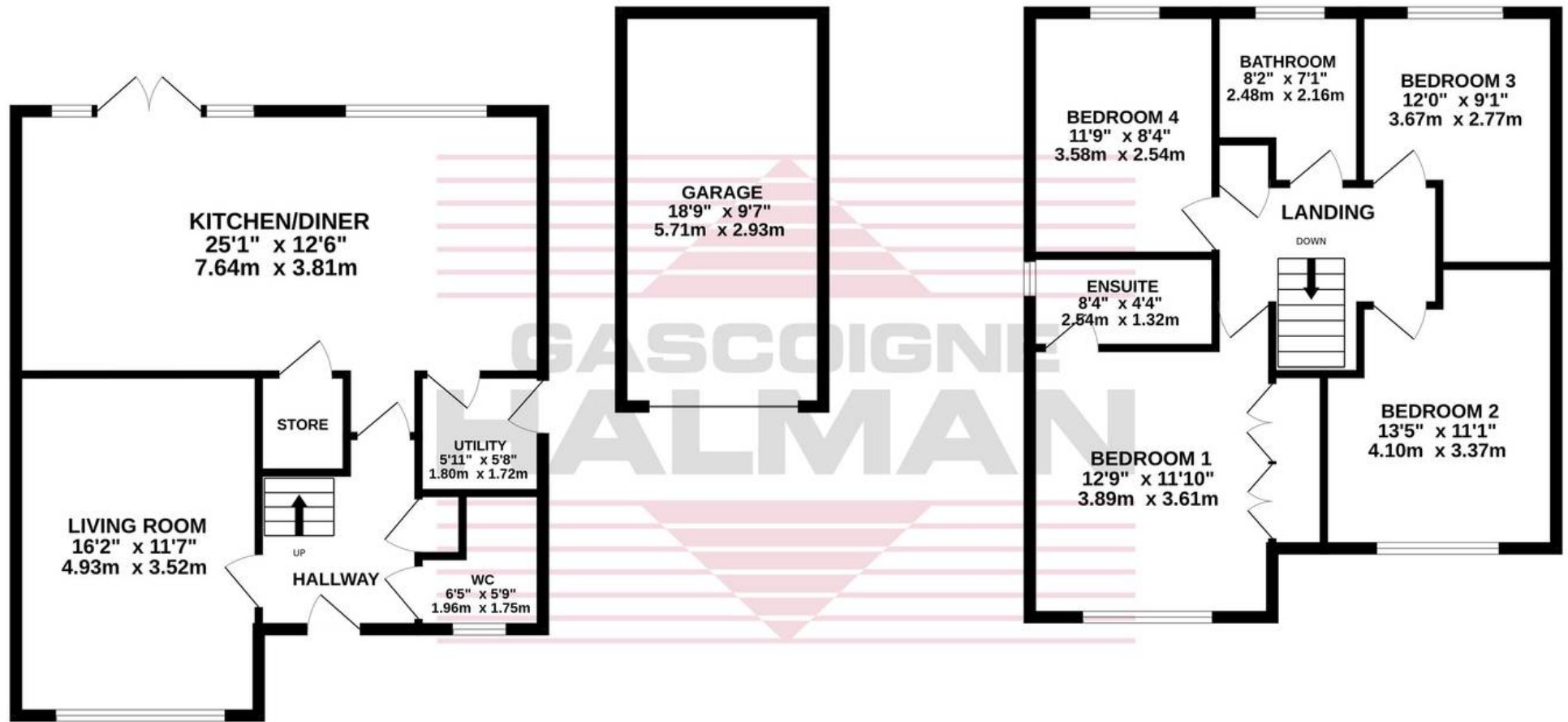


Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		89	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	89	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.

1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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