



A DELIGHTFUL 4 BEDROOM CHARACTER HOUSE IN A GREAT POSITION

FOREST WAY
WOODFORD GREEN IG8 0QB

Freehold

savills

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4 bedrooms ♦ 2 bathrooms ♦ 3 reception rooms ♦ Kitchen/breakfast room ♦ Utility room ♦ Guest cloakroom ♦ 72' garden ♦ Garage and parking ♦ EPC rating = D

Situation

Forest Way is ideally located for local amenities including a central line tube station, several well regarded state and private schools and numerous shops, bars and restaurants.

Description

This well proportioned family house offers immaculate accommodation arranged over two floors, combined with delightful mature gardens and a first class location.

The ground floor comprises a welcoming entrance hall leading to a fabulous main reception room with a light and spacious feel. The second reception room features a wood burning stove and leads into the conservatory which serves as a dining room with double doors to the garden and kitchen. Of particular note is the high quality kitchen/breakfast room with a comprehensive range of fitted cupboards and integrated appliances, breakfast bar, door to garden, bi fold window overlooking garden. There is a utility room and guest cloakroom.

The first floor offers a master bedroom suite with shower room, three further bedrooms and family bathroom.

The house is approached via a paved driveway leading to a garage. There is side access to the rear garden which extends to about 72' and offers a paved sun terrace, manicured lawn with mature flowering borders featuring a variety of trees, shrubs and plants, timber built garden shed.

Local Authority:

Redbridge

Viewing:

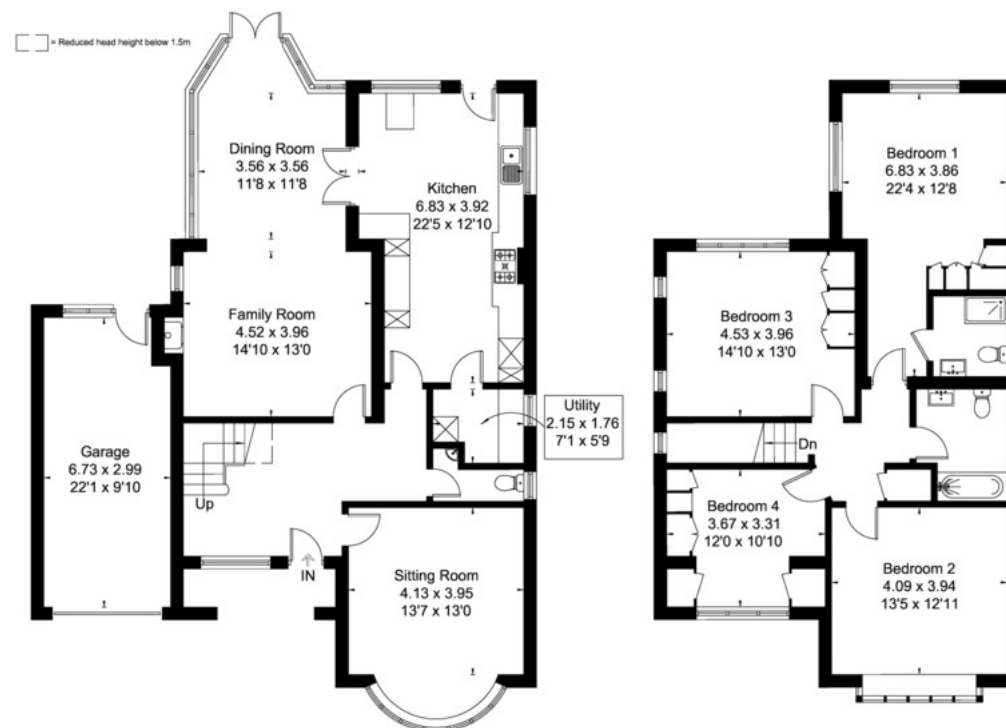
Strictly by appointment with Savills







Approximate Area = 196.2 sq m / 2112 sq ft
 Garage = 20.1 sq m / 217 sq ft
 Total = 216.3 sq m / 2329 sq ft
 Including Limited Use Area (4.7 sq m / 51 sq ft)
 For identification only. Not to scale.
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Ground Floor

Area = 105.1 sq m / 1131 sq ft
 (Limited Use Area = 2.5 sq m / 27 sq ft)

First Floor

Area = 91.1 sq m / 981 sq ft
 (Limited Use Area = 2.2 sq m / 24 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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