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Whilst every attempt has been made to ensure the accuracy of the floor plan and delaits contained here, measurements of doors, windows, rooms and any other items whilst every attempt and no regonsimily is taken for any error, ormis-statempt. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances commism have not been leated and have no guarantee as to their other items. This plan is for illustrative purposes only and should be used as such by any plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.



BEDBOOM 1

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BEDBOOM 2 12'2" × 6'10"

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PNIDING







Nestled away within a residential cul-de-sac is this charming three-bedroom cottage that is situated within the sought-after village of Woodford. The property offers a spacious reception room, kitchen, utility room, ground floor shower room, three bedrooms, and a three-piece bathroom. Externally you will find a low-maintenance courtyard to the rear, with a brick-built storage shed that benefits from power and light, and off-road parking for one vehicle opposite the property. Woodford village benefits from a local shop, a primary school and nursery, and The Duke Arms public house.

Upon entry you are welcomed into the large reception room, where there is plenty of space for both living and dining furniture along with dual-aspect windows and access to the staircase rising to the first floor landing. The kitchen is located to the rear of the reception room and provides room for appliances along with both eye- and base-level units. Further appliances can be stored within the utility room adjoining. The ground floor shower room is fitted with a three-piece suite including a shower cubicle, low-level WC, and wash hand basin. Completing the ground floor is the courtyard that offers concrete patio and a brick-built storage shed. Ascending to the first-floor landing, you are able to access all three bedrooms and the bathroom. The bathroom comprises a three-piece suite including a bothfub, low-level WC, and wash hand basin.

EPC RATING - TBC COUNCIL TAX BAND - A





Reception Room 24'8" × 13'5" (7.53 × 4.10)

Kitchen 12'9'' x 5'0'' (3.89 x 1.54)

Utility Room 11'5" × 5'0" (3.48 × 1.54)

Shower Room 7'8" x 7'1" (2.35 x 2.17)

Bedroom One 12'2" x 10'4" (3.71 x 3.15)

Bedroom Two 12'2" x 6'10" (3.71 x 2.09)

Bedroom Three 11'6" x 6'0" (3.53 x 1.83)