



6. The Moorings  
Woodford, Northants NN14 4HN

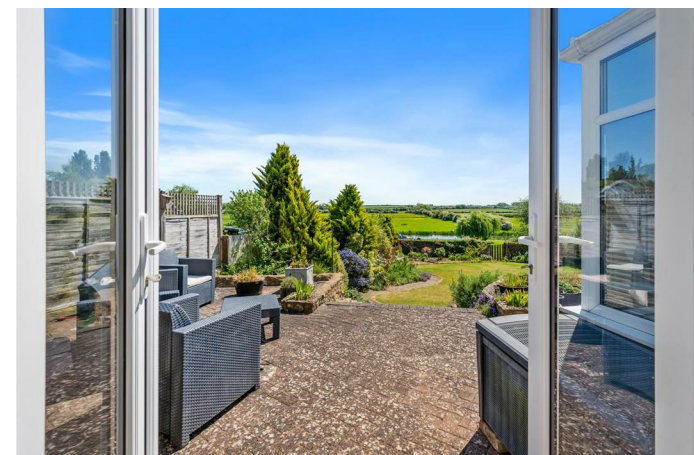


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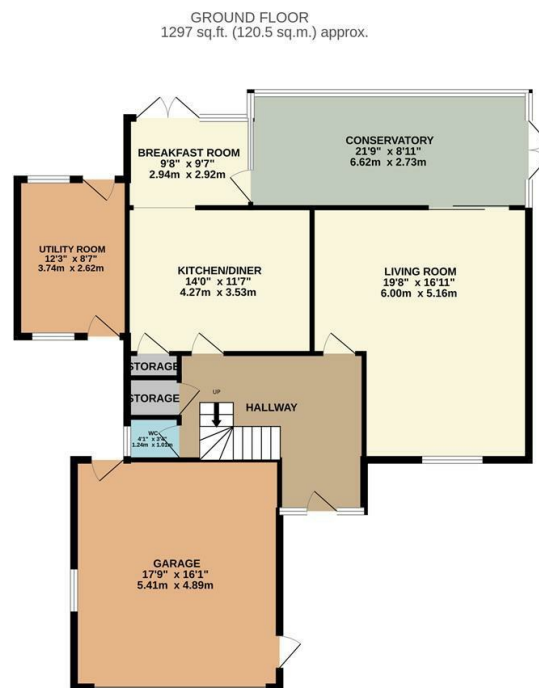


\*Available late June 2025\* Simpson & Partners are delighted to welcome to the market this immaculately presented family home located within a quiet cul-de-sac location on a corner plot boasting stunning panoramic views and access to your own private mooring. The property comprises: entrance hall, downstairs cloakroom, living room, kitchen with appliances and space for a dining table and chairs, utility room, conservatory addition with roof insulation meaning the room can be used efficiently all year round, four good size bedrooms with the master benefitting from en-suite shower room and family bathroom. The property further benefits from underfloor heating underneath all tiled floored areas, a wonderfully landscaped rear garden, double garage and off road parking for multiple cars. Available late June 2025, sorry no pets. EPC rating B, council tax band E.

£2,400 Per Month



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TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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