



47 Richards Street, Woodford

£485,000 Freehold

STUNNING NEW-BUILD • CONSTRUCTED IN 2022 • THREE WELL-PROPORTIONED BEDROOMS • BEAUTIFUL OPEN-PLAN DINING KITCHEN • SOUTH-EAST FACING GARDEN • SINGLE GARAGE WITH ELECTRIC DOOR



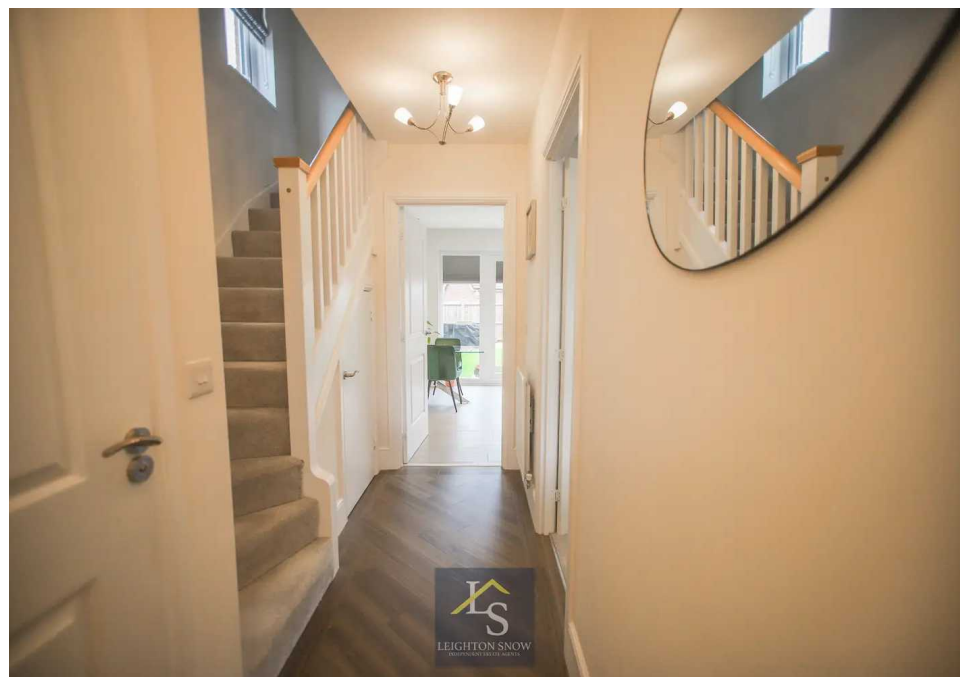
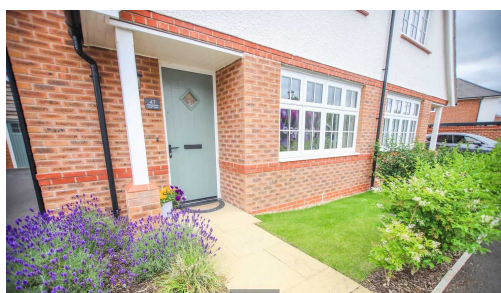
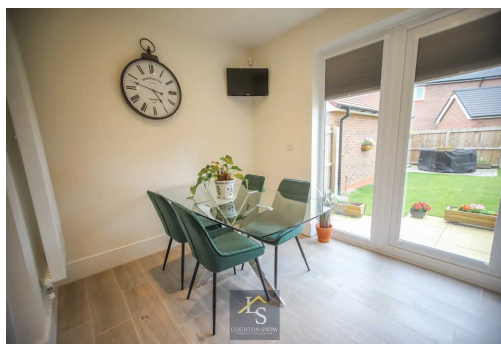
A beautiful 'Letchworth' style home with single garage. This marvellous three bedroom semi-detached property sits with views to the front over a charming lawned area, and benefits from a south-easterly facing aspect at the rear. Immaculate throughout with additional Redrow upgrades constructed in 2022.

Council Tax band: D

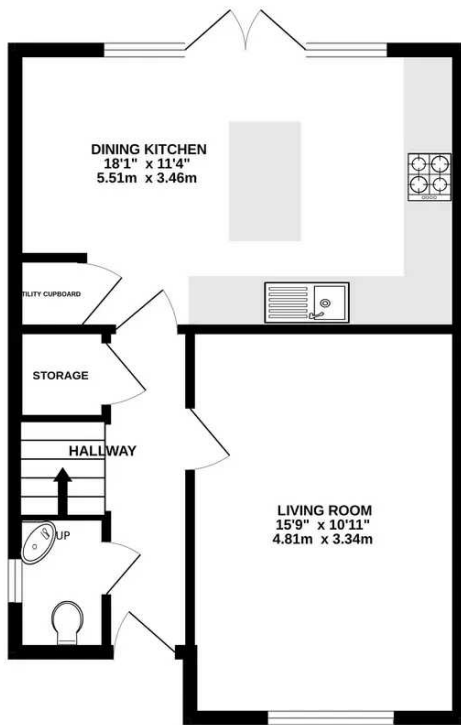
Tenure: Freehold



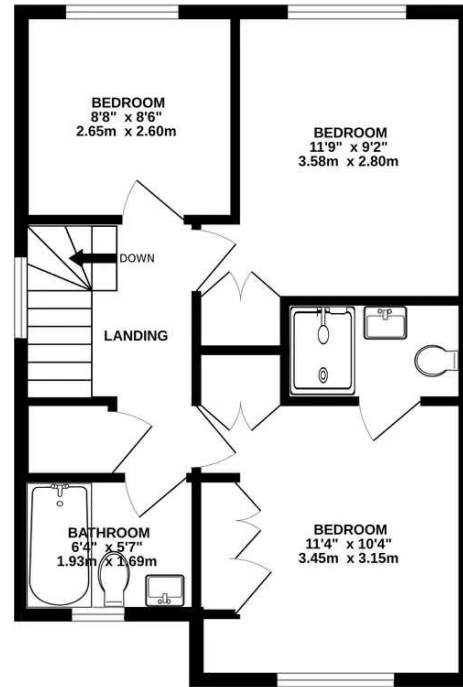
- STUNNING NEW-BUILD
- CONSTRUCTED IN 2022
- THREE WELL-PROPORTIONED BEDROOMS
- BEAUTIFUL OPEN-PLAN DINING KITCHEN
- SOUTH-EAST FACING GARDEN
- SINGLE GARAGE WITH ELECTRIC DOOR



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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.
Made with Metropix ©2024

Sitting behind a manicured frontage this home welcomes you into a hallway with turning staircase and handy WC laid to a high-spec Amtico flooring. At the foot of the hallway sits the dining kitchen. This large room spans the width of the property and boasts a modern kitchen with central island and Silestone worktops, providing super prep space. There are integrated appliance including a dishwasher, oven, gas hob and fridge/freezer, and the added bonus of a utility cupboard offering a concealed space for a washing machine and tumble drier. There is plenty of room for a dining table and chairs, and double patio doors lead out to the garden. At the front of the property sits the living room, a large room with a lovely aspect to the front, and an electric fireplace providing a lovely focal point to the space.

To the first floor there are three bedrooms, comprising two doubles and a large single. Both doubles offer fitted wardrobes, whilst the master also benefits from a contemporary en-suite shower room with walk in shower, wash hand basin and WC. The family bathroom provides another modern suite with WC, wash hand basin and bath with shower over. Both the bathroom and en-suite boast Porcelanosa tiling and wall-mounted cabinets. A cupboard off the landing provides additional storage.

Externally the garden is mainly laid to lawn with a charming stone area set behind the garage. A paved patio runs across the rear of the property and provides a lovely spot to make the most of the south-easterly facing aspect. There is a side gate that leads to the driveway which runs down the side of the house, and leads to the garage where an electric door allows access inside where light and power is laid on.

