

169 Moor Lane, Woodford

£675,000 Freehold

FOUR DOUBLE BEDROOMS • WELL-PRESENTED THROUGHOUT • SOUTH-FACING REAR GARDEN • THREE BATHROOMS PLUS GROUND FLOOR WC • ARRANGED OVER THREE FLOORS • LARGE DRIVEWAY



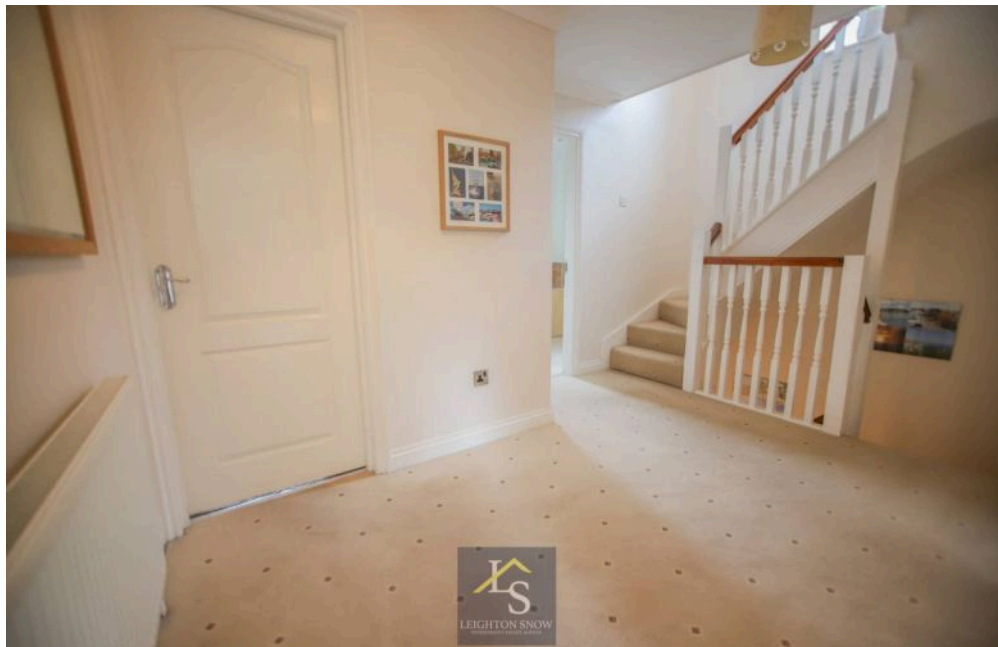
A superb four double bedroom detached family home in a lovely semi-rural location in Woodford with open views to the front over adjoining green fields. Boasting spacious accommodation over three floors and a private and SOUTH-facing rear garden.

Council Tax band: G

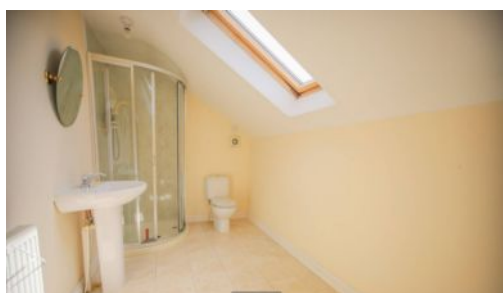
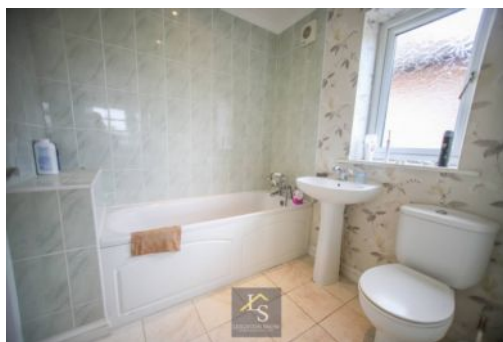
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



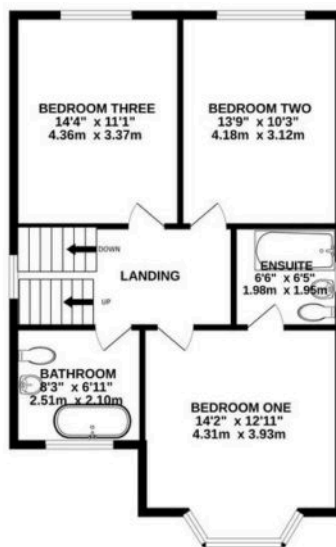
- › FOUR DOUBLE BEDROOMS
- › WELL-PRESENTED THROUGHOUT
- › SOUTH-FACING REAR GARDEN
- › THREE BATHROOMS PLUS GROUND FLOOR WC
- › ARRANGED OVER THREE FLOORS
- › LARGE DRIVEWAY



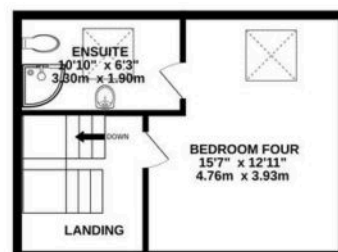
GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 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 ©2025

A superb four double bedroom detached family home in a lovely semi-rural location in Woodford with open views to the front over adjoining green fields. Boasting spacious accommodation over three floors and a private and SOUTH-facing rear garden.

Sat back from the road by a large paved driveway this is a commanding detached property. To the ground floor there are two generous reception rooms and a conservatory that is accessed via double doors from the dining room. There is a large kitchen with modern units offering a wealth of storage. The kitchen leads into a utility room which in turn allows access down the side of the property. Back in the entrance hall there is a WC and two large storage cupboards.

The first floor offers three of the property's four double bedrooms, the master with en-suite bathroom, and the family bathroom. The top floor boasts the fourth double bedroom with en-suite shower room and fitted wardrobes.

Externally the garden is South-facing and mainly laid to lawn offering a lovely private aspect. To the front of the property is a large brick-paved driveway separated from the road by a brick wall allowing a generous amount of privacy.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



