





Property Description

Located in the sought-after Woodford area, this beautifully presented three-bedroom semi-detached home offers spacious and versatile living ideal for families. The light and airy lounge provides a welcoming space for relaxation, while the separate dining room and conservatory create excellent areas for entertaining and everyday living.

The modern kitchen is complemented by a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property features low-maintenance front and rear gardens enjoying stunning views, perfect for outdoor dining or unwinding in the sunshine. A private driveway provides parking for up to three cars, along with a garage for additional storage or workshop space.

Situated in a quiet cul-de-sac within the popular Woodford area, the property is ideally positioned close to excellent primary schools and Hele's Secondary School, as well as main bus routes and local amenities. This is a fantastic opportunity to acquire a stylish family home in a prime residential location.

Entrance Porch

Double glazed door to the front elevation, space for coats and shoes, door access to hallway

Entrance Hall

Double glazed window to the side elevation, stairs to first floor, door access to lounge, dining room, kitchen and downstairs WC, radiator

Lounge

13' 5" max x 12' 4" max (4.09m max x 3.76m max)

Double glazed window to the front elevation, feature fireplace, sliding doors to dining room, radiator

Dining Room

9' 11" max x 12' 9" max (3.02m max x 3.89m max)

Double glazed window to the rear elevation, radiator

Kitchen

9' 4" max x 8' 4" max (2.84m max x 2.54m max)

Double glazed window to the side, fitted kitchen with wall and base units, one and half bowl sink and draining board with mixer tap, built in oven and microwave, space for fridge, chrome ladder towel rail, double glazed door leading to the conservatory

Conservatory

17' 4" max x 9' 6" max (5.28m max x 2.90m max)

Upvc surround, door access to rear garden

Landing

Double glazed window to the side elevation, door access to bedrooms and shower room, loft hatch

Bedroom One

13' 6" max x 9' 6" max (4.11m max x 2.90m max)

Double glazed window to the rear elevation, fitted mirrored wardrobes, stunning views, radiator

Bedroom Two

12' 9" max x 11' 7" max (3.89m max x 3.53m max)

Double glazed window to the front elevation, built in wardrobes, radiator

Bedroom Three

9' 10" max x 6' 11" max (3.00m max x 2.11m max)

Double glazed window to the front elevation, radiator

Shower Room

Double glazed obscured window to the rear elevation, shower cubicle, wash hand basin and vanity unit, low level WC, fully tiled, chrome ladder towel rail

Front Garden

Low maintenance front garden, level access

Rear Garden

Low maintenance rear garden with bricked patio, mature shrubs and stunning views

Driveway

Bricked driveway for 3 vehicles

Garage

Up and over door





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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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