



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Addington Road, Woodford, NN14  
"Embrace the Country Way Of Life"

3 1 2



## "Embrace the Country Way Of Life"

This charming home is located in the sought-after village of Woodford, known for its beautiful church, village green, local pub, and handy village shop - all surrounded by picturesque countryside and scenic rural walks. The property offers a bright and spacious living room with a feature red brick fireplace, a versatile dining room, and a well-equipped kitchen with garden access. Upstairs includes a modern wet room and three generously sized double bedrooms, one with built-in wardrobes. Outside boasts a low-maintenance courtyard garden, a large outbuilding ideal for storage or a workshop, and gated side access via a shared path.

**Living Room** - 7.49m x 3.3m (24'7" x 10'10")

**Dining Room** - 3.91m x 3.45m (12'10" x 11'4")

**Kitchen** - 6.15m x 3.2m (20'2" x 10'6")

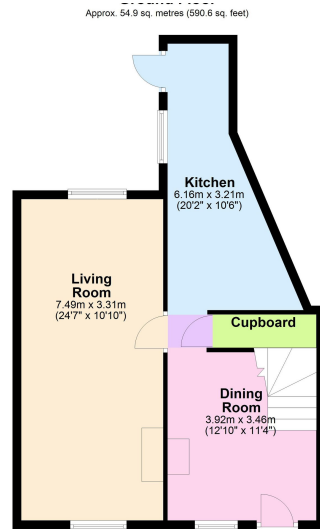
**Bedroom 1** - 3.73m x 4.55m (12'3" x 14'11")

**Bedroom 2** - 3.66m x 3.61m (12'0" x 11'10")

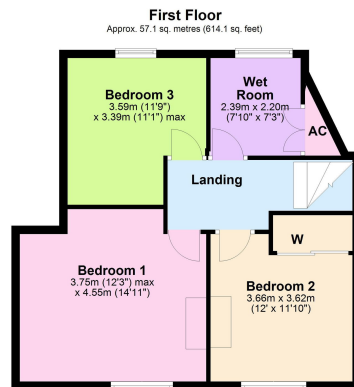
**Bedroom 3** - 3.58m x 3.38m (11'9" x 11'1")

**Wet Room** - 2.39m x 2.41m (7'10" x 7'11")





Total area: approx. 112.7 sq. metres (1213.2 sq. feet)



- Cottage
- Spacious Living Room
- Gas Central Heating
- Village Location
- EPC RATING: PENDING
- Three Generous Double bedrooms
- Courtyard Garden
- UPVC Double Glazing
- Character Features
- COUNCIL TAX: B



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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