



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Whittlesea Terrace, Woodford, NN14

"A Surprise Package!"

 4  2  3



## "A Surprise Package!"

This beautiful, extended double fronted Victorian home has been creatively improved and updated situated in Woodford with beautiful rolling countryside views to the rear. The substantial interior includes an entrance hall, snug, study, living room with feature fireplace and wood burner, utility room, guest cloakroom and a fabulous free flowing kitchen/dining/family room with designer units, select integrated appliances and a stunning glazed roof area. Upstairs there are four double bedrooms, three of which enjoy built in wardrobes, the master bedroom has a Juliette balcony and modern en-suite bathroom. Gas central heating and underfloor heating to the ground floor complete the interior (newly fitted boiler). Outside, you will find a beautifully presented landscaped rear garden. At the rear of the garden there is a useful brick outbuilding fitted with power, light, UPVC doors and windows which could easily be converted to a home office. EPC RATING: C

**Kitchen/Dining/Family Room** - 8.59m x 3.58m (28'2" x 11'9")

**Living Room** - 6.38m x 3.96m (20'11" x 13'0")

**Study** - 1.93m x 2.57m (6'4" x 8'5")

**Snug** - 4.95m x 3.02m (16'3" x 9'11")

**Utility Room** - 2.44m x 1.93m (8'0" x 6'4")

**Bedroom 1** - 4.47m x 3.99m (14'8" x 13'1")

**Ensuite** - 3m x 1.78m (9'10" x 5'10")

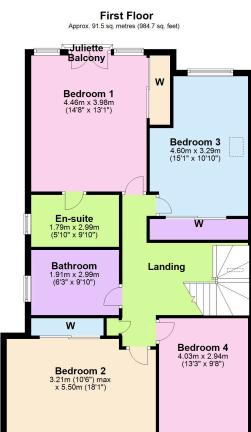
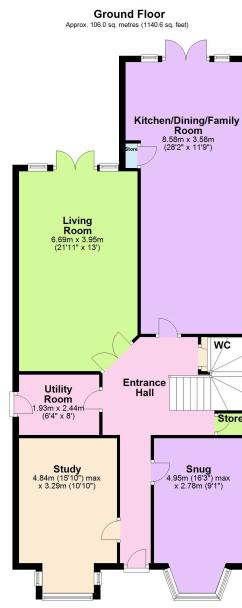
**Bedroom 2** - 5.51m x 3.2m (18'1" x 10'6")

**Bedroom 3** - 4.6m x 3.05m (15'1" x 10'0")

**Bedroom 4** - 4.04m x 3.02m (13'3" x 9'11")

**Bathroom** - 3m x 1.91m (9'10" x 6'3")

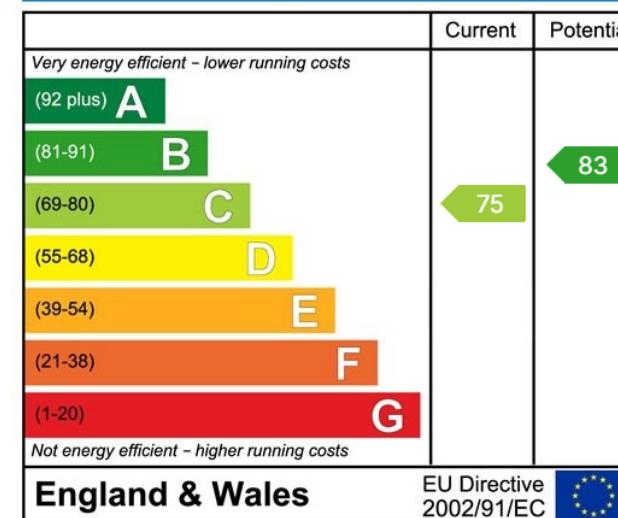




Total area: approx. 197.4 sq. metres (2125.3 sq. feet)

- Exceptional Quality Throughout
- Spacious Accommodation
- Versatile Reception Rooms
- Generous Bedrooms
- En-Suite
- Extended Kitchen/Dining Room
- Beautiful Gardens
- Highly Desirable Village Location
- COUNCIL TAX: E
- EPC RATING: C

## Energy Efficiency Rating



15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

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.

