



## 43 Moor Lane, Woodford

£765,000 Freehold

STUNNING OPEN VIEWS TO THE REAR • FOUR DOUBLE BEDROOMS • BEAUTIFULLY MAINTAINED THROUGHOUT • EXCELLENT SIZED DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING • MODERN OPEN PLAN KITCHEN DINER • INTEGRAL GARAGE AND UTILITY ROOM • SOUTH WEST FACING GARDEN • NO ONWARD CHAIN



Council Tax band: E

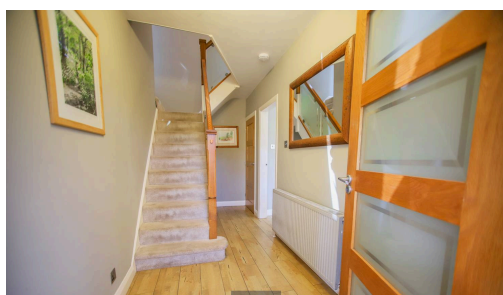
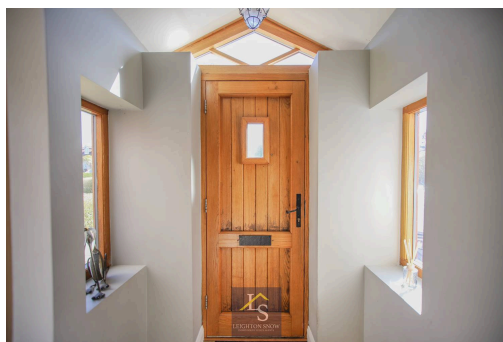
Tenure: Freehold

EPC Energy Efficiency Rating: C

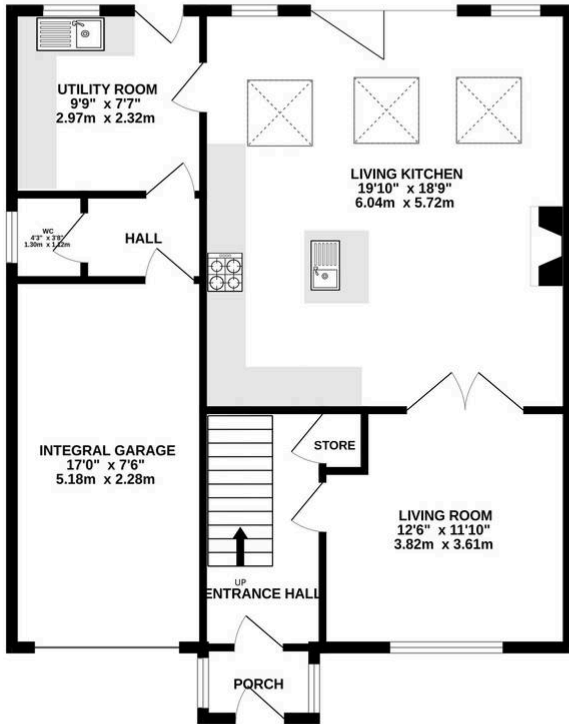
EPC Environmental Impact Rating: D



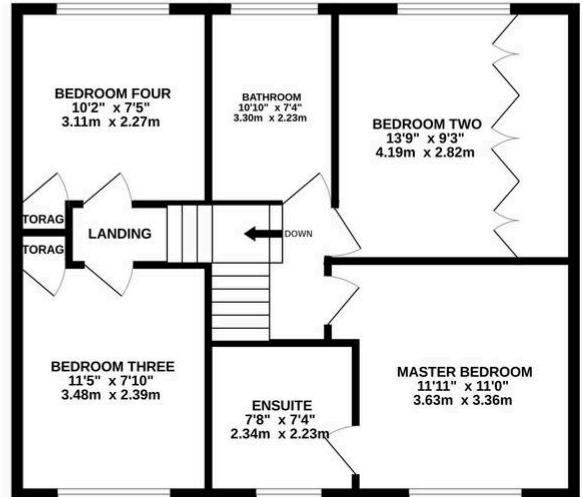
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GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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.  
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Located in a highly attractive semi-rural location, this beautifully maintained home presents an excellent opportunity those seeking a property, that offers spacious and versatile accommodation throughout. Fantastically positioned in the heart of Woodford, this lovely home, is surrounded by stunning views, with remarkable views of fields and greenery to the rear of the property.

This fabulous property welcomes you into an inviting entrance hall, which leads into a cosy living room, offering a perfect space for relaxation. Adjacent to this, is a modern open plan kitchen diner, ideal for both everyday living and entertaining, featuring sleek cabinetry, quality integrated appliances, and generous dining space. The kitchen diner is adorned with natural light entering via the bi-folding doors, which over look the beautiful garden space. The adjacent utility room provides practical laundry facilities and additional storage, while the integral garage is accessible from within the home, offering secure parking or further storage options.

Upstairs, there are four double bedrooms, each thoughtfully presented and offering comfortable proportions, making them ideal for families or guests. The principal bedroom benefits from a generously sized en-suite, comprising of a walk in shower, W/C and wash hand basin. The property has three further well-proportioned bedrooms, each of these being double, with the two double bedrooms to the rear, offering stunning views to the rear. Throughout the home, the décor is tasteful and neutral, with quality flooring and well-maintained fixtures, ensuring the property is ready for immediate occupation.

Externally, to the front, the property boasts a brilliantly sized driveway offering ample off-road parking for multiple vehicles. To the rear, the property provides an impressive south west facing garden, primarily laid to lawn, with a curved patio area, perfect for al-fresco dining. Located in a desirable residential area with easy access to local amenities, schools, and transport links, this property offers the perfect blend of convenience and comfort.

*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.*



