

2 Orchard Court

Woodford, NN14 4NA

Simpson & Partners


2 Orchard Court
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About the Property

Occupying an incredibly pleasant position, discreetly nestled away within a quiet cul-de-sac in the highly regarded village of Woodford, is this beautifully presented four bedroom detached bungalow. Offering generous and versatile accommodation throughout, the property is ideally positioned within easy reach of local amenities and excellent transport links.

Upon entering, a welcoming entrance hall provides access to the principal accommodation and benefits from ample built-in storage. The property boasts a separate dining room alongside a spacious living room, with doors opening directly onto the rear garden and creating a wonderful connection between the indoor and outdoor spaces.

At the heart of the home is a modern fitted kitchen/breakfast room, offering an excellent everyday living space and complemented by a separate utility room.

There are four well-proportioned bedrooms, with the generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, while a separate cloakroom/WC provides additional convenience.

Outside is where this home continues to impress. The beautifully established gardens have been exceptionally well maintained and provide a superb setting for relaxing and entertaining. A generous lawn is complemented by a variety of thoughtfully positioned seating and entertaining areas, creating an attractive and private outdoor space.

To the front, a large driveway provides generous off-road parking and leads to a double garage.

A superb detached bungalow combining generous accommodation, beautiful gardens and an enviable position within Woodford. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

Price Guide **£475,000**


bread





Entrance Hall

Dining Room

Living Room

Kitchen/Breakfast Room

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom






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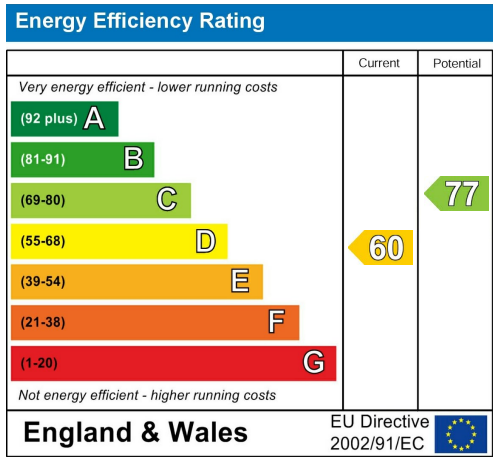




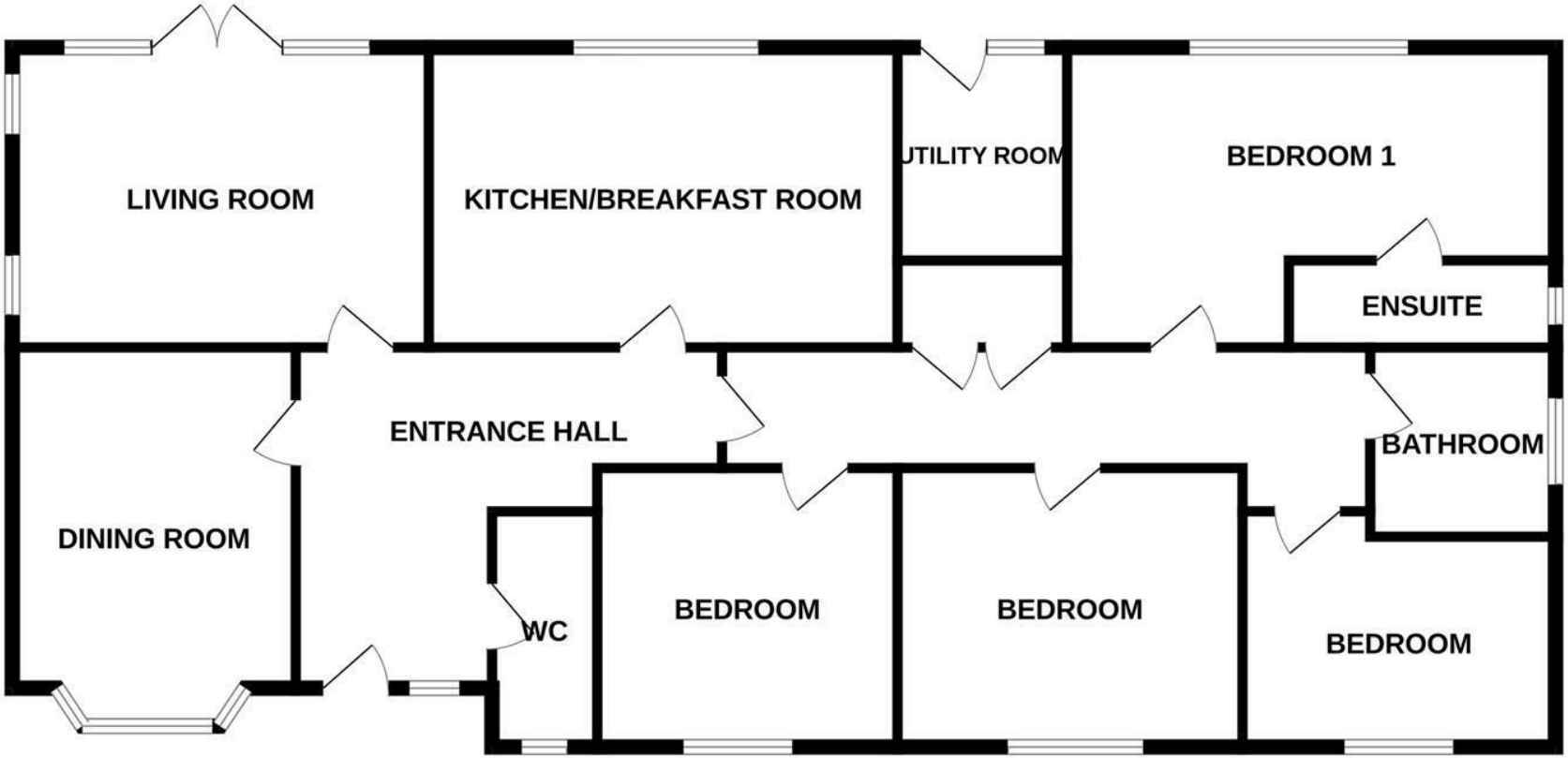






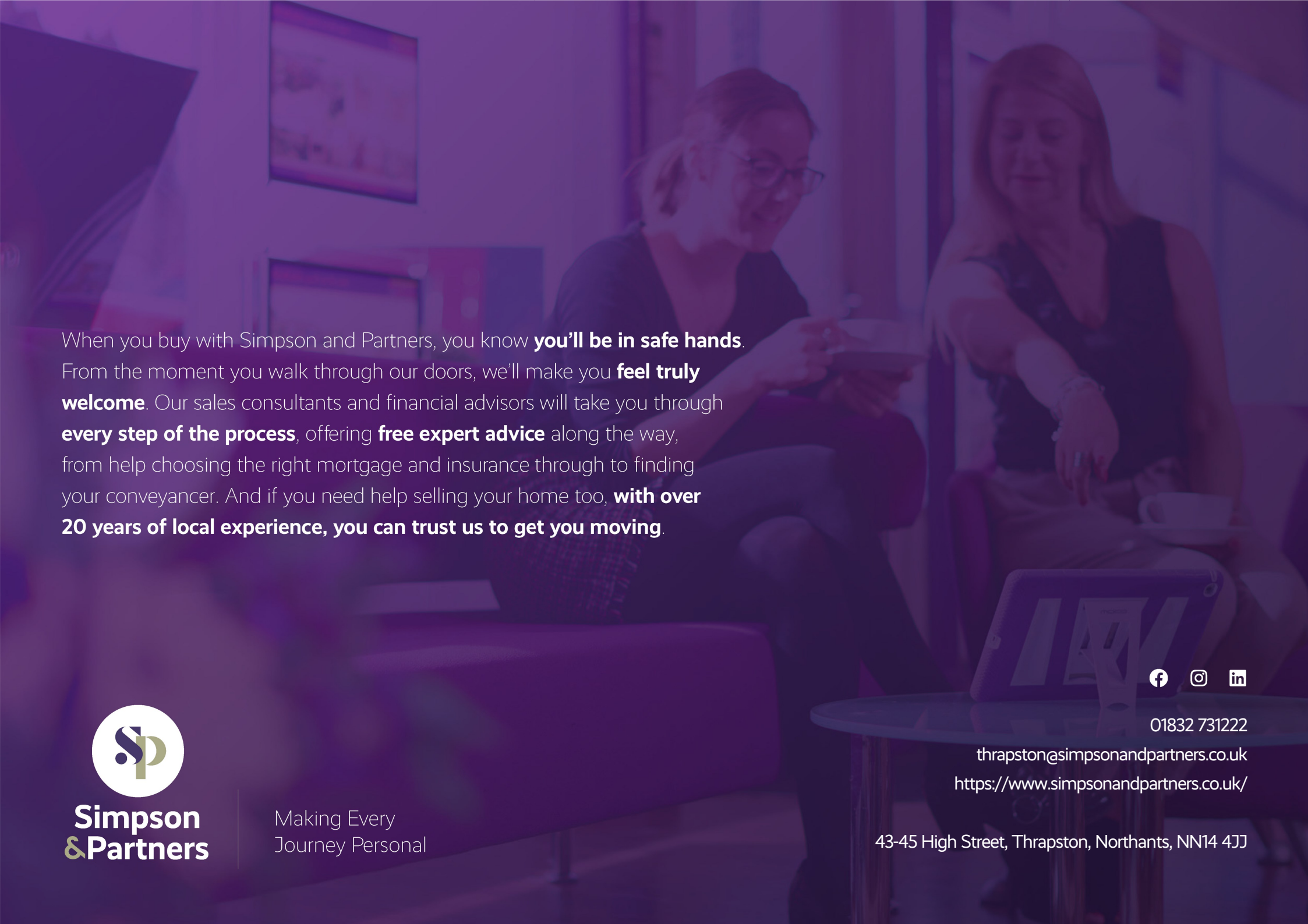

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
77
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR



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