



8 Highfield

Woodford, NN14 4HD



Simpson & Partners

Positioned within the highly sought-after village of Woodford, this beautifully presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers or those seeking a property with future potential with the added benefit of being available for sale with NO CHAIN.

Occupying a pleasant setting, the accommodation is both stylish and well maintained throughout, comprising a welcoming entrance hall, a comfortable living room and a modern fitted kitchen/dining room, perfectly designed for both everyday living and entertaining.

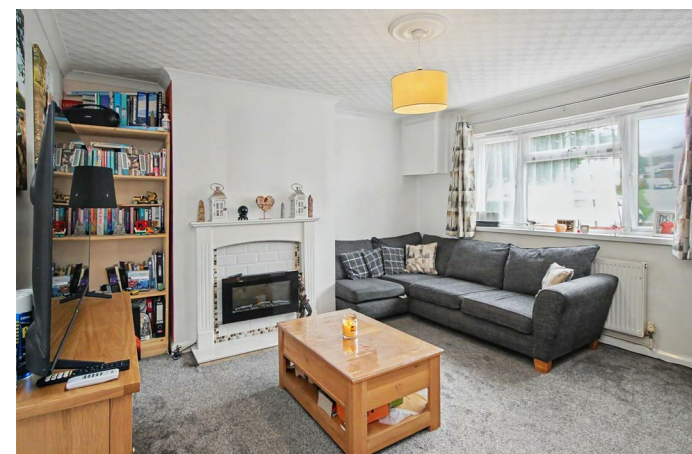
To the first floor are two generously sized double bedrooms together with a well-appointed family bathroom.

Externally, the property continues to impress with a substantial rear garden, predominantly laid to lawn and offering excellent scope for extension, subject to the necessary planning permissions. The outdoor space is enhanced by both decked and paved seating areas, ideal for relaxing or entertaining during the warmer months, while a useful outbuilding with power connected provides excellent versatility for storage, workshop or potential home office use.

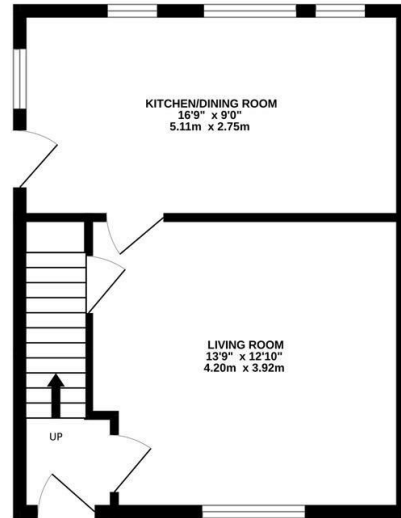


£220,000

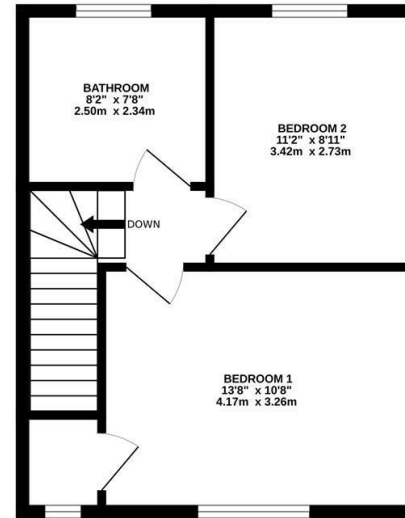
 2  1  1



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

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



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