



7 Daventry Close  
Woodford, NN14 4GA



Simpson & Partners

Occupying an enviable position overlooking attractive green space, this beautifully presented modern two-bedroom stone cottage is offered to the market with no forward chain, making it an ideal opportunity for a smooth and stress-free purchase. Nestled within the idyllic and highly sought-after village of Woodford, the property enjoys a peaceful setting while remaining conveniently within walking distance of the village school, local shop, and a range of everyday amenities.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall leading to a convenient cloakroom W/C. The heart of the home is a stylish, modern fitted kitchen complemented by a bright and spacious living-dining room, where doors open directly onto the rear garden, creating a wonderful space for both relaxing and entertaining.

To the first floor, the property offers two generously sized double bedrooms along with a contemporary family bathroom, all presented in a clean and neutral style ready for a new owner to make their own.

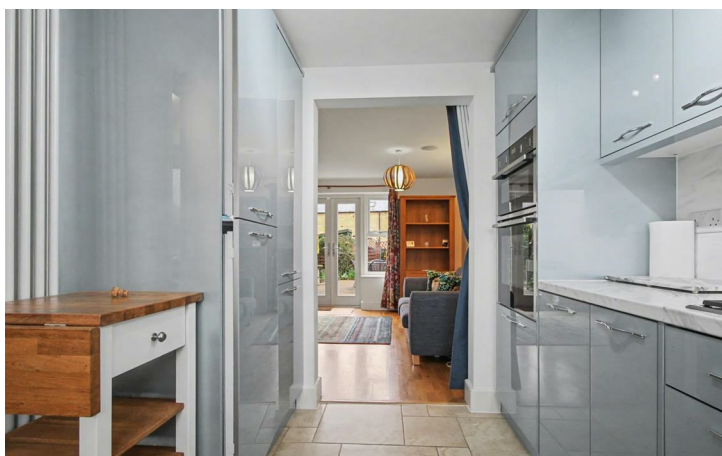
Externally, the home benefits from a fully enclosed, low-maintenance rear garden, ideal for outdoor enjoyment with minimal upkeep. Gated rear access leads to two allocated parking spaces, adding further practicality to this charming home.

Properties in this desirable village setting are always in demand, and early viewing is strongly recommended to fully appreciate the location, outlook, and lifestyle on offer.

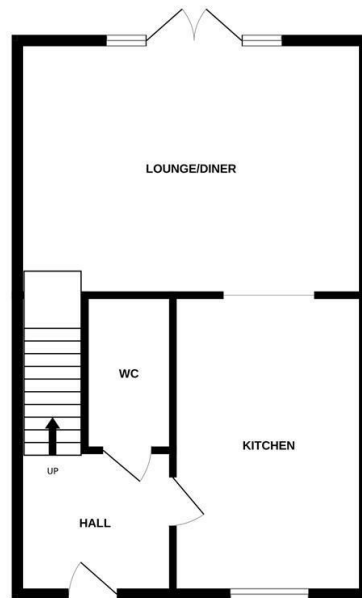


£265,000

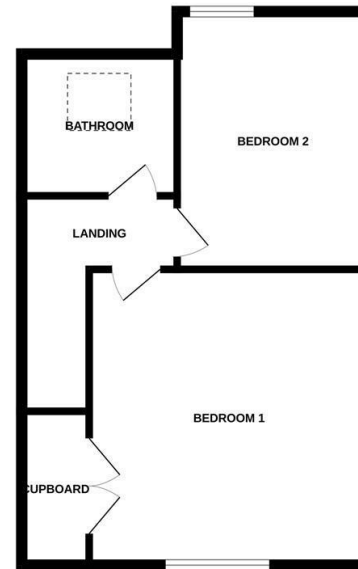
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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