



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.

£210,000



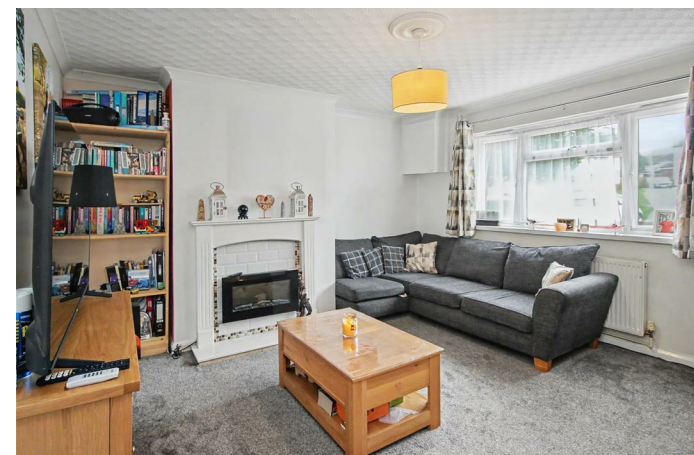
2



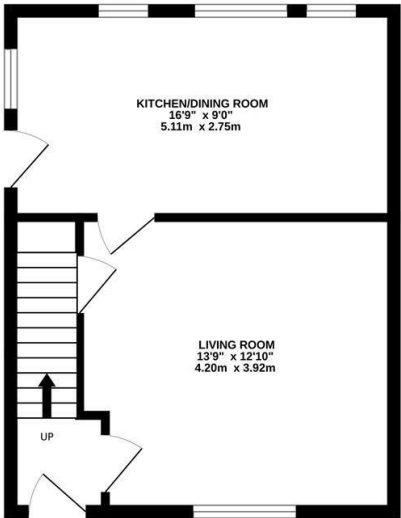
1



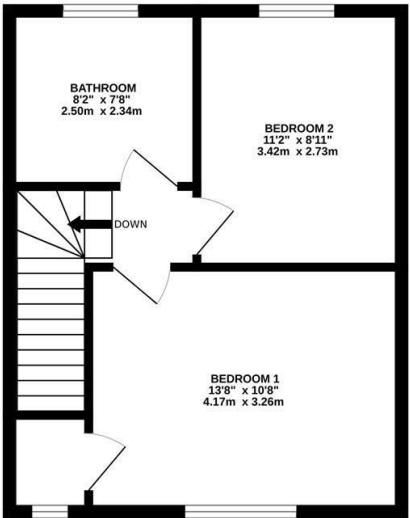
1



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with MetroPix ©2026



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		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ