

HENDERSON CONNELLAN

ESTATE AGENTS

Trailli Lane, Woodford NN14

"Countryside Serenity"

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Nestled in a peaceful countryside location with stunning countryside views this spacious four-bedroom detached property offers an exceptional blend of rural charm and comfortable living. With the picturesque views and a substantial plot this property is perfect for those seeking tranquility and space. Woodford is a lovely village with pub, village store, picturesque church and riverside walks. The property interior comprises an inviting entrance hallway, guest cloakroom, bright dual aspect living room with log burner (available by separate negotiation) and a well-appointed kitchen/breakfast room complimented by the utility room. In addition on the ground floor is the generous formal dining room overlooking the gardens and a versatile study room. Upstairs you will find the family bathroom and four double bedrooms, both the main and guest rooms with ensuite. Outside the driveway is substantial and leads to the double garage located behind the property. The gardens are an excellent size offering a high degree of privacy with neat lawns, attractive plantings and various different seating areas providing the perfect setting for summer entertaining. A truly special and peaceful home that simply must be viewed to appreciate. Call us to arrange a private viewing today.

Living Room - 6.35m x 3.99m (20'10" x 13'1")

Dining Room - 3.86m x 3.61m (12'8" x 11'10")

Kitchen/Breakfast Room - 4.19m x 3.84m (13'9" x 12'7")

Utility Room - 2.41m x 1.37m (7'11" x 4'6")

Study - 2.74m x 2.41m (9'0" x 7'11")

WC - 1.47m x 1.4m (4'10" x 4'7")

Bedroom One - 3.86m x 3.61m (12'8" x 11'10")

Ensuite - 2.08m x 1.57m (6'10" x 5'2")

Bedroom Two - 4.17m x 3.96m (13'8" x 13'0")

Guest Ensuite - 2.08m x 1.5m (6'10" x 4'11")

Bedroom Three - 4.19m x 3.05m (13'9" x 10'0")

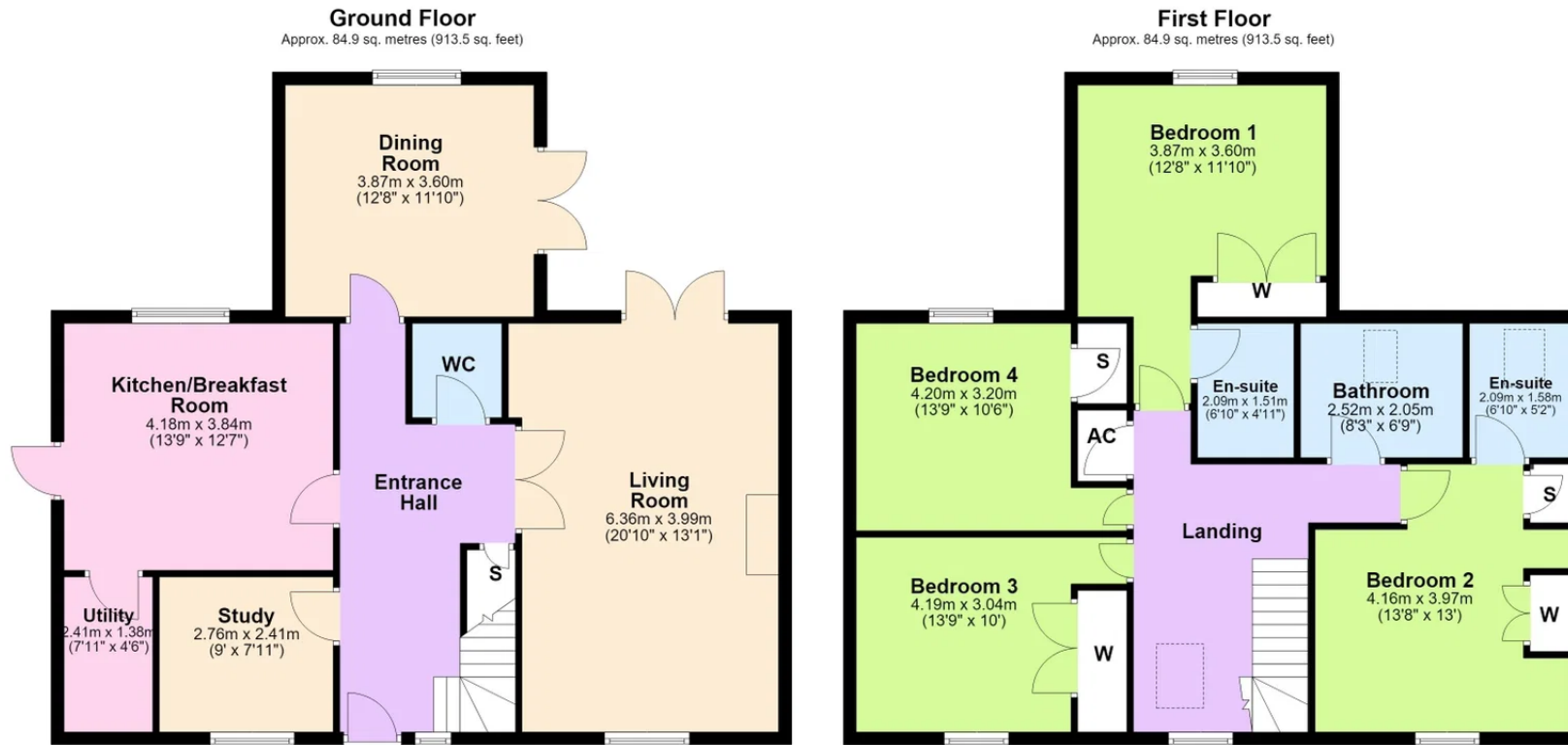
Bedroom Four - 4.19m x 3.2m (13'9" x 10'6")

Bathroom - 2.51m x 2.06m (8'3" x 6'9")

- COUNCIL TAX: F
- EPC RATING: C
- Tenure: Freehold







Total area: approx. 169.7 sq. metres (1827.0 sq. feet)