



Bakers Lane, Woodford
£290,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Character Cottage - 3 Bedrooms -End of Terrace
- Village Property - Good size private garden and driveway parking
- Updated Kitchen with shaker style kitchen and integrated appliances
- 1st Floor Luxurious refitted bathroom with claw foot bath and separate shower
- Lounge with wood /multifuel stove - Dining Room with double doors to the rear garden

This delightful village property offers a spacious Three Bedroom Cottage End of Terrace Home. Located in Woodford, in picturesque village lane setting. Benefitting from accommodation over two floors, gas fired central heating and double glazing throughout. composite front door.

Features include sizable entrance porchway, lounge with wood burner/multifuel stove. Dining room with French doors and further fireplace recess, exposed stone feature wall, fitted shaker style kitchen with an array of fitted appliances butler sink, and walk in Larder. The cottage feel continues as a theme with a further exposed stone



feature wall.

The First floor offers loft access via ceiling hatch with ladder and extends to two double bedrooms featuring walk-in double wardrobes to the principal bedroom. and a single bedroom. Recent improvements include a fully refitted and luxurious four-piece bathroom.

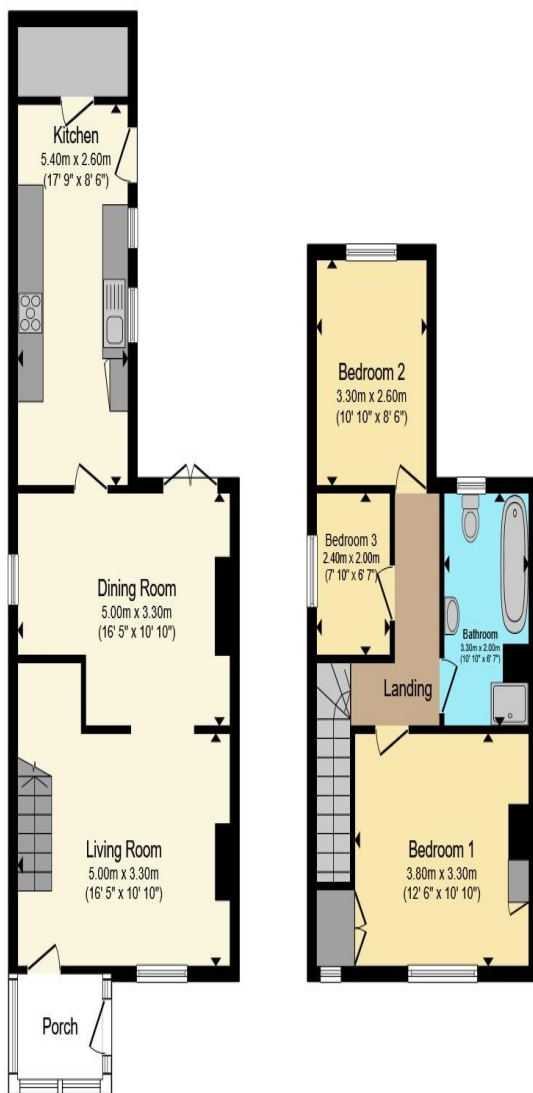
Outside

Front:- Block paved driveway parking, with shrub boundaries providing added privacy.

Rear: - The rear garden is enclosed and highly private, with timber fencing and brick walled boundaries. The initial patio area is set immediately to the rear of the property extends to a timber pergola with area for table seating, enclosed wood store. The rear element opens to a larger lawned garden with timber tool shed, further patio seating area and gated access. Viewings are highly recommended.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

First Floor

Total floor area 92.7 m² (998 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
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