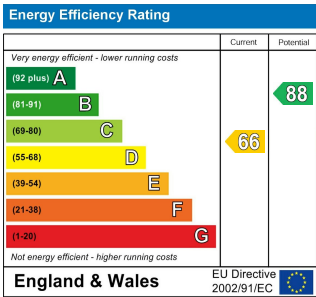




Total Area (Excluding Garage): 82.5 m² ... 888 ft²

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. This plan is for illustrative purposes only and should 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 or efficiency can be given.



## BRACKLEY SQUARE, WOODFORD GREEN

### Offers In Excess Of £625,000 Freehold 3 Bed House



#### Features:

- 1930s End of Terrace House
- Three Bedrooms
- Driveway & Garage
- Beautiful 100ft North/West facing Garden
- Close to Woodford Central Line Station
- Immaculately Presented
- Open Plan Kitchen/ Diner
- Fantastic Potential (STPP)

This classically beautiful three-bedroom 1930s end-of-terrace sits in an enviable spot, a short walk from Woodford's lovely amenities, including the tube station - and there's also the lush nature of the River Roding nearby, too.

As well as a driveway, garage and wonderful 100 foot rear garden, the property benefits from having a dine-in kitchen, large reception and first floor bathroom, not to mention the immaculate finish throughout. It's a property that has all the potential to be a dream home, perfect for families looking to lay down roots in a fantastically family friendly area.

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#### IF YOU LIVED HERE...

Thanks to the beautiful finish and classic design of this home, it'll be a pleasure settling in. It's all ready for you to enjoy, so start getting those guest invites ready.

Your charming frontage will instantly set the tone for any visitors, as will the smart hallway, complete with custom understairs storage and spotless decor. You'll find more of this pristine finish in the front reception room, which is flooded with natural light from to large bay windows, perfectly showcasing the original features such as the picture rail.

Head the rear and you'll come across your bright dine-in kitchen, where you'll appreciate features old and new, from the contemporary integrated appliances to the more traditional-style touches such as the stained glass and rustic quarry tiling. The breakfast bar will be ultra convenient, and there's still plenty of space for a full size dining table, which you can sit at while gazing towards the large north-west facing rear garden. It'll be a joy to head out onto the patio during warmer months, where you can appreciate the brilliant array of foliage.

On your first floor, you've got two perfectly balanced double bedrooms and a

third smaller room, which would be perfect for a kid's room or home office. There's also a pristine family-bathroom with sleek fittings such as the tiling and over-tub shower.

Don't forget the garage - along with the driveway, this will be a real luxury if you've never had one before. But of course, you don't need a car to enjoy this lovely part of London. Not only is it within a short walk of Woodford tube station (on the Central line), but there's plenty to do locally. For instance, you're only moments from the River Roding, where you can find some lovely waterside trails.

#### WHAT ELSE?

-Drivers can be on the North Circular and M11 in just a few minutes, or the M25 in around 10 mins.

-Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford. Woodford Green also has a great food and drink scene. Be sure to visit Mojo's Brasserie, a lively brasserie-style restaurant which serves up some excellent brunches.

- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area (one of the reasons so many people are keen to make this move).



#### A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular.

Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish.

There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

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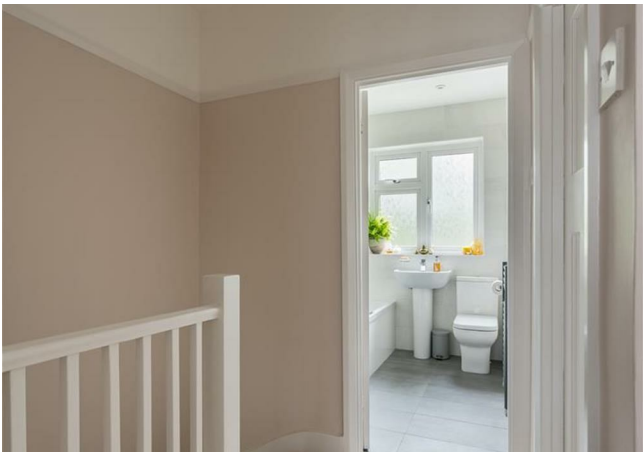


**Reception**  
11'9" x 13'11"

**Kitchen/Diner**  
17'2" x 13'2"

**Bedroom**  
10'5" x 13'11"

**Bedroom**  
11'1" x 13'2"



**Bathroom**  
5'6" x 6'9"

**Garage**  
8'10" x 17'8"

**Garden**  
127'11" x 23'3"



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