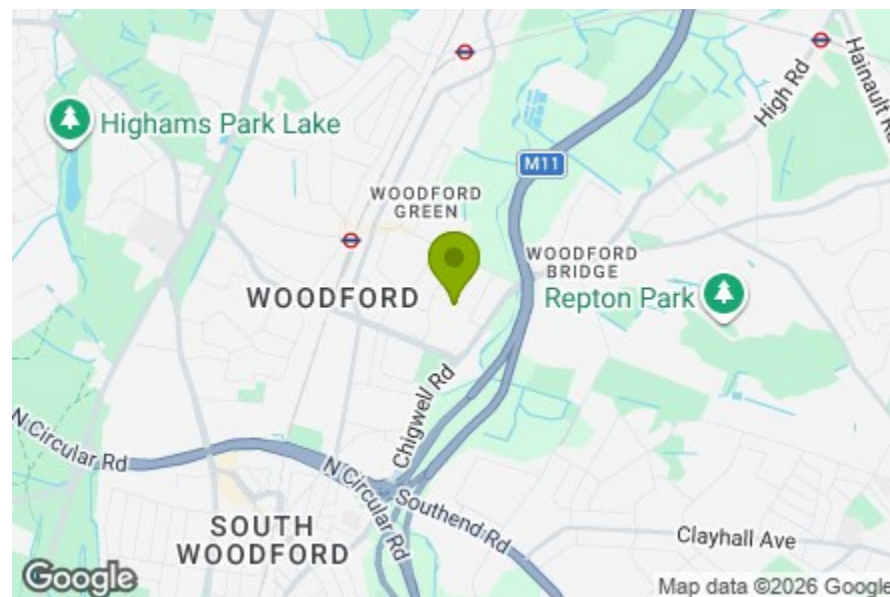


Total Area (Excluding Garage): 78.9 m² ... 849 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

- Reception
11'7" x 13'4"
- Kitchen/Diner
17'2" x 13'1"
- Storage
- Bedroom
6'5" x 8'0"
- Bedroom
10'5" x 13'9"
- Bedroom
10'11" x 13'1"
- Bathroom
5'8" x 7'1"
- Garden
22'11"
- Garage
8'6" x 19'5"



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	



BRACKLEY SQUARE, WOODFORD GREEN Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Three Bedroom 1930's End Terrace
- Rear Garden In-Excess Of 100'
- Large Driveway & Garage
- Stunning Kitchen Diner
- Chevron Flooring, Shutters & Bespoke Cabinetry
- Potential For Loft & Rear Extensions
- EV Charging Point
- Close To Ray Park & Woodford Station

A beautifully presented three bedroom 1930's end terrace home, combining classic proportions with stylish, thoughtfully updated interiors. Highlights include a generous front reception, a striking kitchen diner with chevron flooring, shutters and bespoke cabinetry, plus a rear garden extending beyond 100 feet. There's also a large driveway, garage, EV charging point and exciting potential for loft and rear extensions, all close to Ray Park and Woodford Station.

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IF YOU LIVED HERE...

Step inside and you'll find a bright and welcoming entrance hall leading through to a generous front reception room. A broad bay window fitted with plantation shutters fills the space with natural light, while bespoke cabinetry and carefully chosen finishes create a calm, cohesive feel. To the rear, the stunning kitchen diner has been designed with everyday family life in mind. Dark cabinetry, generous worktops and a central island provide plenty of preparation space, while chevron flooring flows throughout the room. Large doors frame garden views and draw in daylight, creating a sociable space for cooking, dining and spending time together.

Outside, the garden is a real highlight. Extending for more than 100 feet, it begins with a generous paved terrace before opening out to a substantial lawn bordered by mature planting. The detached garage sits to the side, providing excellent storage, workshop space or future possibilities, while the side access is particularly useful for busy family life.

Upstairs, all three bedrooms are arranged around a bright landing. The principal bedroom sits at the front of the house and benefits from a wide bay window with shutters, while the second double bedroom overlooks the garden. The third bedroom provides a comfortable single room, nursery or study. Completing the first floor is a contemporary family bathroom with a bath and shower over. Subject to the usual permissions, there is also potential for both loft and rear extensions, allowing the home to evolve alongside your needs.

WHAT ELSE?

- Ray Park is close by, with wide green space, riverside walks along the Roding, tennis courts, play areas, an outdoor gym and the James Leal Centre café.
- Woodford Station is the closest tube, around half a mile away, with Central line connections into the City and West End. Local W12 and 275 buses also run nearby.
- Parents will be delighted to find that there is a range of well-regarded local schools in the area, one of the reasons why this area has become so popular.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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