



Reception
11'8" x 13'1"

Kitchen/Diner
17'1" x 13'3"

Storage

Bedroom
6'3" x 8'0"

Bedroom
10'6" x 13'6"

Bedroom
10'11" x 13'3"

Bathroom
5'10" x 6'9"

Garden
71'2" x 18'8"



BRACKLEY SQUARE, WOODFORD GREEN
Offers In Excess Of £575,000 Freehold
3 Bed House - Mid Terrace



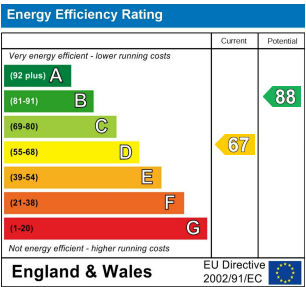
Features:

- Three Bedrooms
- 1930's Terraced Home
- Large South-West Facing Garden
- Open Plan Kitchen/Diner
- Quiet No Through Road
- Close to Woodford Central Line Station
- Fantastic Potential (STPP)
- Catchment for Great Selection of Schools

A classic 1930's three-bedroom home located in a peaceful no-through road location just a short walk from Woodford Green's lovely amenities, including the tube station and all the lush green nature.

As well as the large south-west facing rear garden, the property benefits from having a bright open plan kitchen/diner, a large reception and first floor bathroom. With potential to extend it further, this is a property that has all the makings of a dream home, perfect for anyone looking to settle down in a fantastically family friendly area.

REQUEST A VIEWING
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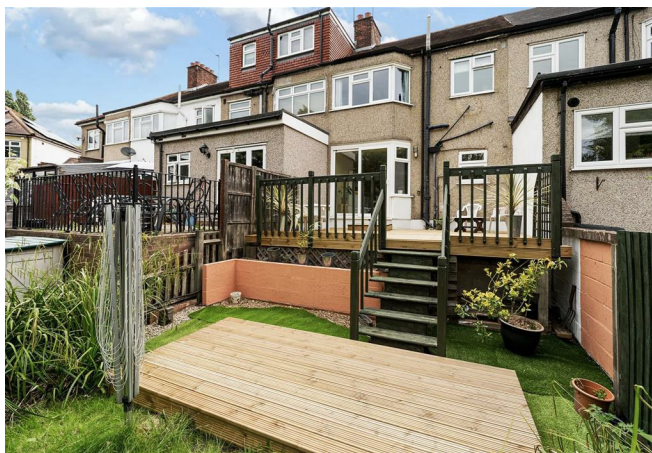
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IF YOU LIVED HERE...

You'll love the sense of space that this charming 1930s home offers. You're set up well with the large reception at the front, gloriously bright thanks to the large box bay windows.

Head to the rear and you'll come across your bright dine-in kitchen, where you'll appreciate features old and new, from the smart units to the vintage-style fittings. There's plenty of space for a dining table, which you can sit at while gazing towards the large south-west facing rear garden. This vast leafy space will undoubtedly be one of your favourite features of the home, full of foliage for a wonderful sense of seclusion, as well as a raised decked seating area and summerhouse.

Upstairs you'll find a trio of bedrooms - all smartly finished. Completing the first floor, there's a good-sized bathroom.

Despite all the village-y charm, Woodford Green has plenty of amenities... Be sure to visit Mojo's Brasserie, a lively restaurant

which serves up some excellent brunches - just the ticket when you've had a morning of unpacking. You're also mere minutes from the brilliant Ray Lodge Park, where you can access the River Roding for some peaceful waterside walks.

If you want to head into the West End, Woodford station is a 16 minute stroll away for the convenient Central line.

WHAT ELSE?

- Drivers can be on the North Circular and M11 in just a few minutes, or the M25 in around 10 minutes.
- 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.
- Parents will be pleased to know you have a wide choice of 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 Mezza 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."

BEN CHARLETON
E18 ASSISTANT MANAGER

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