



## Broad Oak, Woodford Green, IG8 0LH

£3,250 Per Month

- Available to rent ASAP
- Spacious open plan kitchen/dining/family room
- Two Bedrooms With En Suites & Family Bathroom
- Ample Off Street Parking & Close To Woodford Central Line Station
- Four double bedroom semi detached house in Woodford Green
- Living Room
- Multi Use Outbuilding With Electrics
- Nearby Broadway Shops, Restaurants, Cafes & School Catchments



# Broad Oak, Woodford Green, IG8 0LH

Caplen Estates welcomes to the rental market this well-presented four-bedroom semi-detached house situated in a quiet cul de sac, Broad Oak, Woodford Green. This wonderful property offers a delightful blend of comfort, convenience meaning this property is perfect for families seeking a spacious and inviting home.

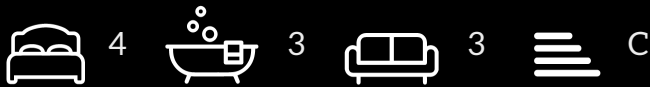
Upon entering, you are greeted by a generous open-plan dining and family room, which provides a wonderful space for entertaining and family gatherings. This area seamlessly connects to the rear garden, allowing for a natural flow between indoor and outdoor living. The Kitchen is fully equipped with integrated appliances for all your catering needs.

The property boasts four spacious bedrooms, two of which feature en-suite bathrooms, ensuring privacy and convenience for family members or guests and additional family bathroom making morning routines a breeze, accommodating the needs of a busy household.

Additionally, the property includes a versatile outbuilding equipped with electrics, perfect for use as a home office, gym, or additional storage. The ample off-street parking further enhances the practicality of this home, making it suitable for families with multiple vehicles. The garden is an ideal spot for relaxation or outdoor activities, making it a true extension of the home.

Location is key, and this property does not disappoint. It is conveniently situated close to Woodford Central Line station, providing easy access to London and beyond. Families will appreciate the proximity to reputable schools and the vibrant Broadway shops, ensuring that all essential amenities are within reach.

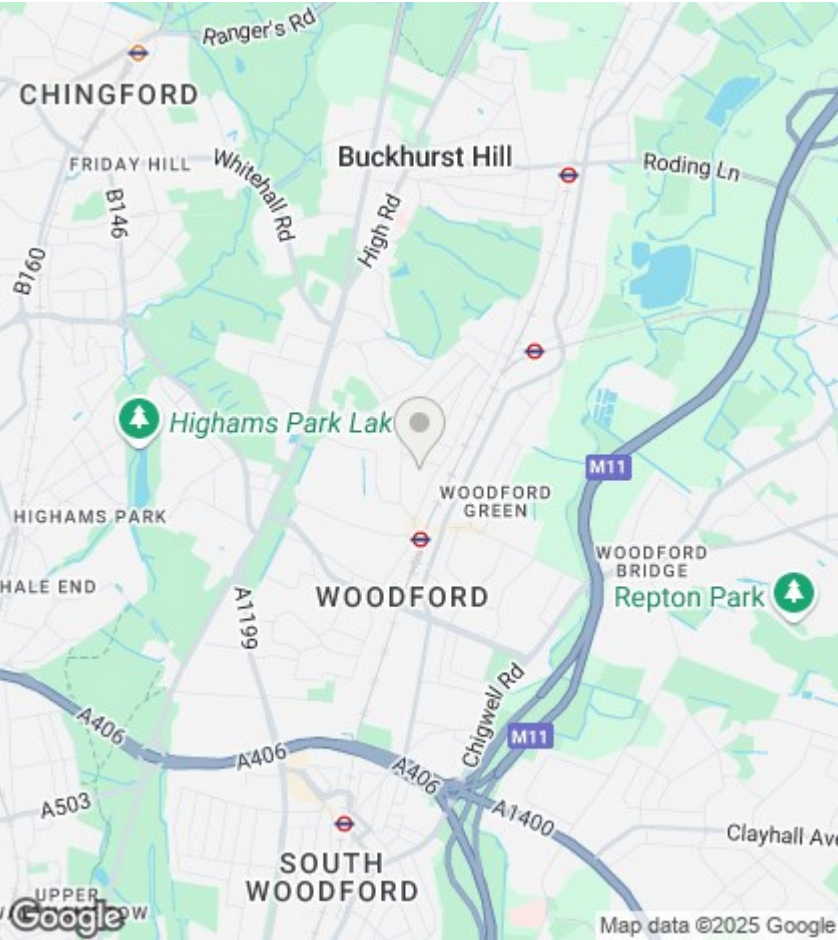
This semi-detached house is available to rent immediately, offering a fantastic opportunity for those looking to settle in a desirable area. With its spacious layout, modern features, and excellent location, this property is sure to attract interest from discerning tenants.



Council Tax Band: F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(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

EPC Rating

C

Council Tax Band

F

Viewings

Viewings by appointment only.  
Call 0203 937 7733 to make an appointment.