



CAPLEN
estates





Brackley Square, Woodford Green, IG8 7LN

£2,200 PCM

- AVAILABLE ASAP
- THREE BEDROOM HOUSE
- KITCHEN WITH APPLIANCES
- CLOSE TO LOCAL AMENITIES & SCHOOL CATCHMENTS
- OFFRED UNFURNISHED
- OPEN PLAN KITCHEN/DINING ROOM
- TWO BEDROOMS WITH FITTED WARDROBES

12 Queens Road, Buckhurst Hill, Essex, IG9 5BY
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Nestled in the charming area of Brackley Square, Woodford Green, this delightful terraced house offers a perfect blend of character, comfort which is available ASAP, Unfurnished. With its older architecture, the property exudes a sense of history while providing a warm and inviting atmosphere for modern living.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a stylish dining area for hosting friends. The natural light that floods through the windows enhances the welcoming ambiance throughout the home.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or the opportunity to create a home office or guest room. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The bathroom is conveniently located, designed to meet the needs of daily life while maintaining a sense of tranquillity.

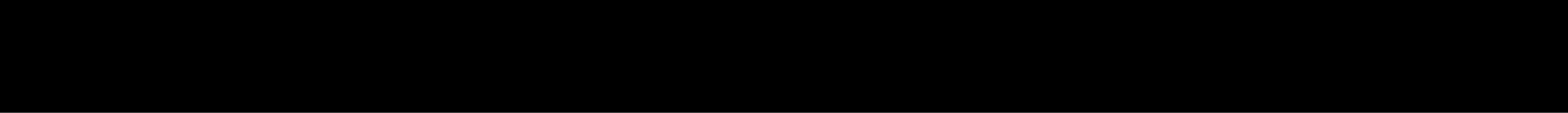
Brackley Square is a sought-after location, known for its community spirit and proximity to local amenities. Residents can enjoy easy access to shops, parks, and excellent transport links, making it an ideal choice for those who appreciate both convenience and a friendly neighbourhood.

This terraced house presents a wonderful opportunity for anyone looking to settle in Woodford Green, combining the charm of an older property with the practicality required for modern living. Don't miss the chance to make this lovely house your new home.



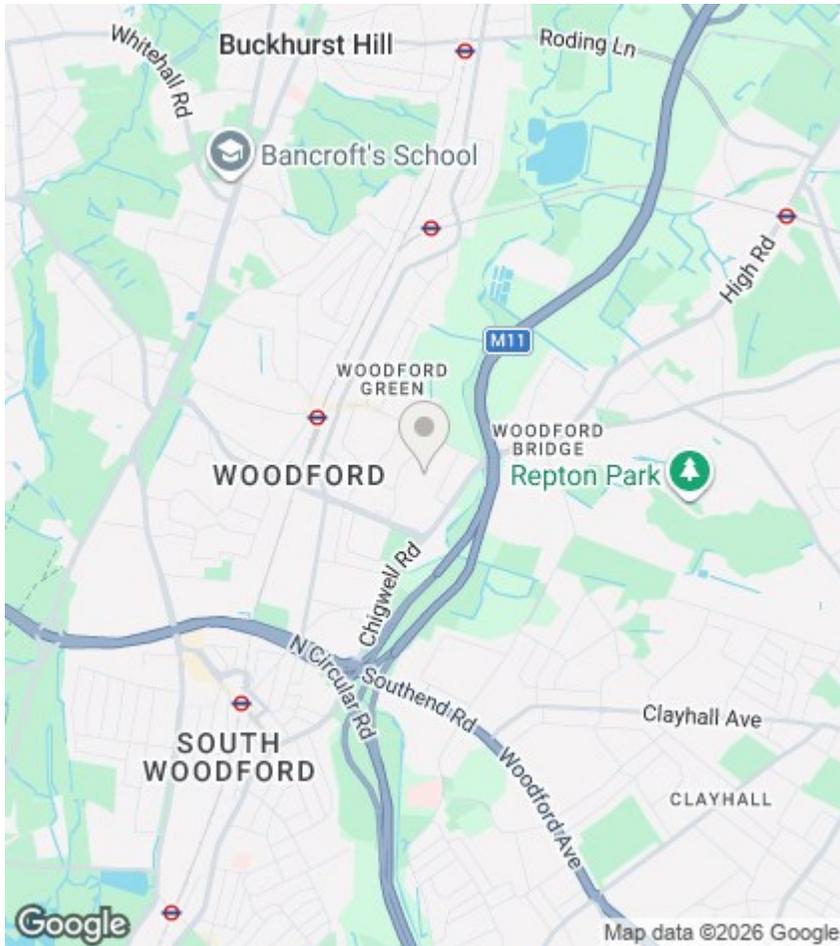
Council Tax Band: D











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating

D

Council Tax Band

D

Viewings

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

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