

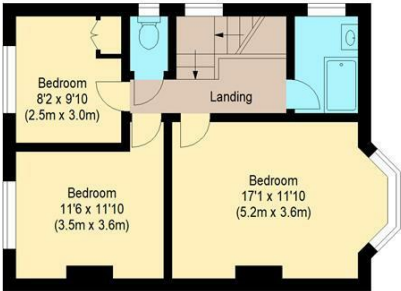
Directions

Viewings

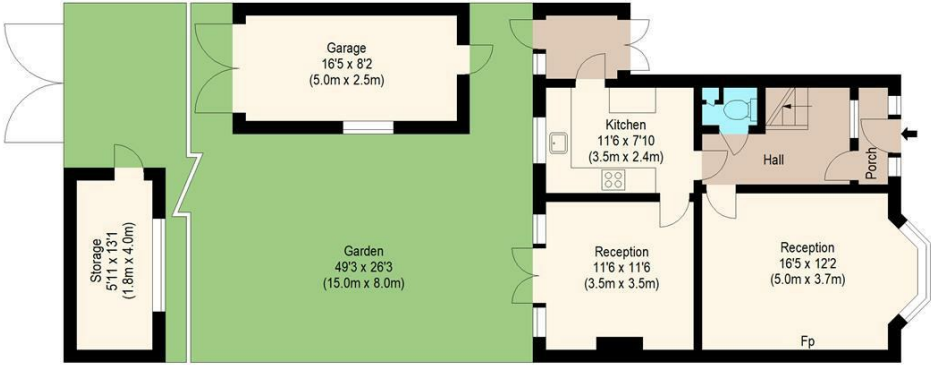
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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		



First Floor



william rose

Ground Floor

Broadmead Road, IG8

Approximate Gross Internal Floor Area : 105.85 sq m / 1139 sq ft
Garage/ Storage : 19.70 sq m/ 212 sq ft



Fairmead Broadmead Road, Woodford Green, IG8 0AY

Guide Price £700,000

- 3 bedroom semi detached
- Drop kerb and off steet parking to the rear
- No chain
- Good size garden
- Side access
- Garage/outhouse
- Close to Woodford Central Line Station
- Guide Price £700,000 - £750,000
- Large front garden
- Eye catching property



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 14/5/2025

Fairmead Broadmead Road, Woodford Green IG8 0AY

GUIDE PRICE £700,000 - £750,000

Sold chain free and set back of Broadmead Road is this 3 bedroom semi detached house close to Woodford Cricket Club, local greenery and Central Line.

3

1

2



Council Tax Band: E



Located in the heart of Woodford Green at the top end of Broadmead Road is this distinctive three-bedroom semi-detached home is full of charm and character—offering an ideal setting for comfortable and spacious family living.

The ground floor features a welcoming porch, entrance hall, a bright lounge with an attractive bay window, and a second reception room with double doors leading directly to the garden. The fitted kitchen is a great size and leads to a practical lean-to, providing additional space for storage or utility use. Upstairs, the property offers three well-sized bedrooms, a family bathroom, and a separate WC perfect for family convenience. The rear garden is a fantastic size, ideal for outdoor entertaining or simply relaxing on sunny days. Towards the back of the garden, you'll find a garage/storage area, along with side access and a dropped kerb from Horn Lane providing flexible parking and convenient rear entry.

Offered chain-free, this home strikes the perfect balance between green open spaces and urban convenience. It's just a short distance from the shops, cafes, and restaurants of both Woodford and South Woodford. Broadmead Road is a popular residential street, well positioned for excellent local amenities, highly regarded schools, and superb transport links—including Woodford Central Line Station and easy access to the M11 and M25. This is a fantastic opportunity for families looking to move into a well-connected and family-friendly area with everything close at hand.

Property Information / Disclaimer
FREEHOLD

EPC Rating: TBC
Council Tax Band: E Redbridge

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All

dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.