

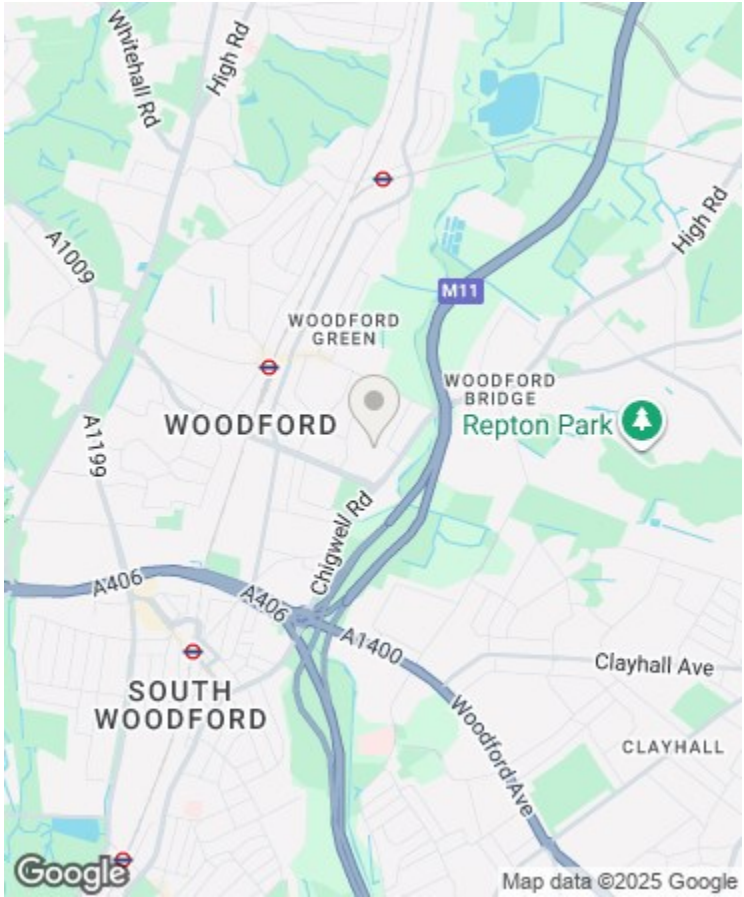
Directions

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	



16 Brackley Square, Woodford Green, IG8 7LL

Asking Price £550,000

- Three Bedrooms
- Off-street Parking
- Close to Station + Amenities
- Approx. 80ft Garden
- Popular Residential Road
- Terraced
- Pot. to Extend STPP
- 1930's
- Lounge / Diner
- Close to Schools

16 Brackley Square, Woodford Green IG8 7LL

This attractive three bedroom terraced 1930's house makes the perfect family home and is located in a popular residential road.

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Council Tax Band: D

This three-bedroom terraced family property is located in a quiet residential road Brackley Square which is within minutes' walk to Woodford Central Line Station, local park and popular schools.

This immaculate home offers spacious living accommodation throughout, with its well-presented kitchen, through lounge / diner. The first floor accommodation offers three well-proportioned bedrooms and a modern shower room. To the exterior there is beautifully maintained rear garden which is approximately 80ft long and off-street parking for multiple vehicles. The property has been well maintained by its current owners and offers scope for further improvements via a loft / rear extension subject to obtaining the required planning permissions.

Brackley Square is a popular turning off Snakes Lane East, which is close to shopping facilities and stunning Ray lodge park with its coffee shop is an ideal place to meet up with friends whilst the children run and play. Ashton playing fields with the athletic track combined with the local playing fields, tennis courts and sports grounds provide activities for all ages. The property is also very close to Ray Lodge Primary School which has been awarded outstanding rating from the Ofsted report.

Council Tax Band - D (London Borough of Redbridge)
EPC Rating - C

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.

