

Directions

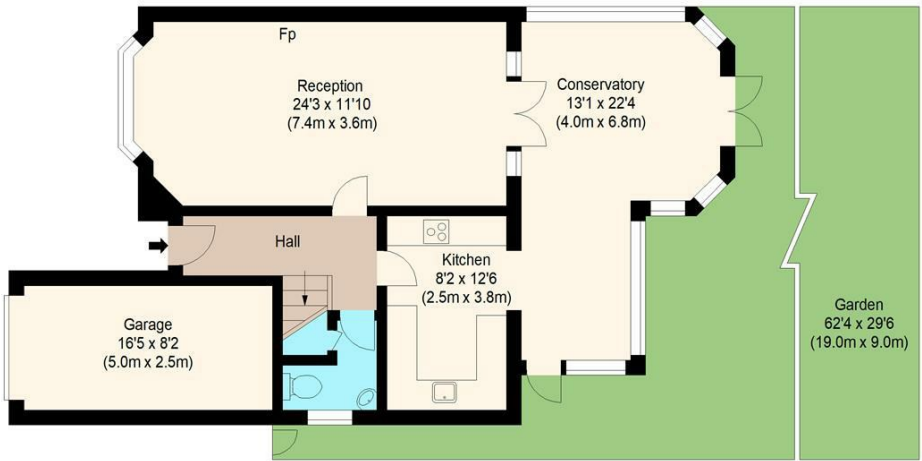
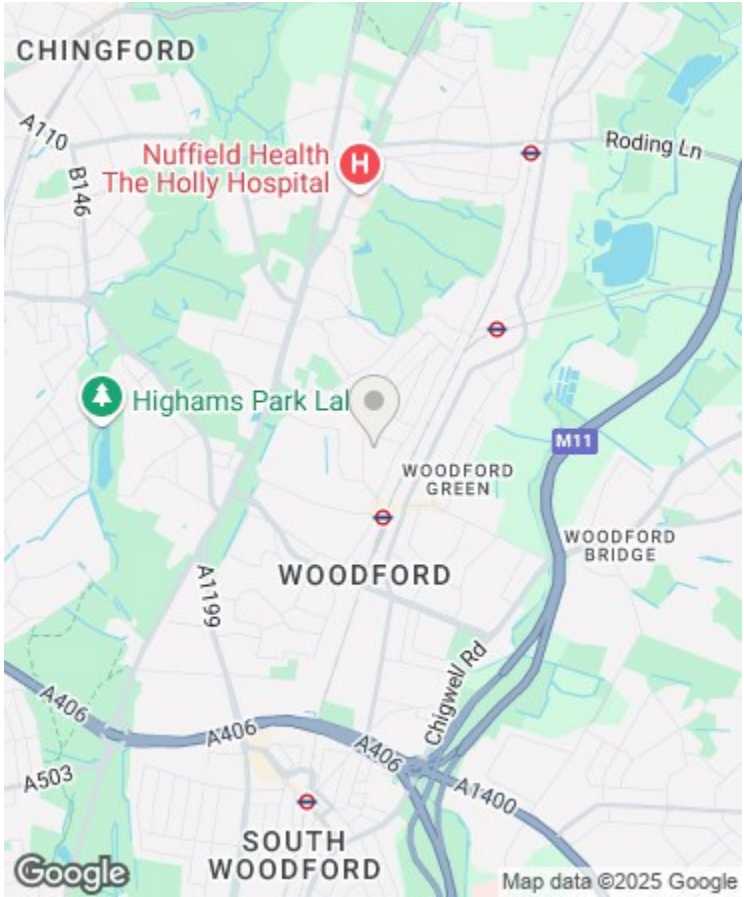
Viewings

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

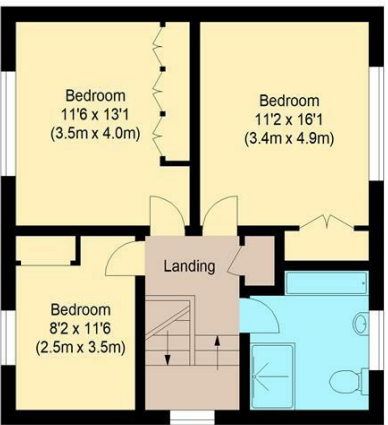
EPC Rating

E

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	46	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor

william rose  
Broad Oak, IG8

Approximate Gross Internal Floor Area : 140.08 sq m / 1508 sq ft



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: 18/6/2024



3 Broad Oak, Woodford Green, IG8 0LH

Offers Over £875,000

- Three bedroom family home
- Garage and off street parking
- Potential to extend (STPP)
- Short walk to The Broadway
- No chain
- Semi detached
- Monkams Estate
- Good size receptions
- Close to Woodford station
- Close to popular schooling



## 3 Broad Oak, Woodford Green IG8 0LH

Nestled in the charming cul-de-sac of Broad Oak on the Monkams Estate, this delightful 3-bedroom semi-detached house is a true gem. Featuring spacious reception rooms, this property provides ample space for comfortable living.



Council Tax Band: E



Built in 1955, this home exudes character and charm, with a total of 1,500 sq ft to enjoy. The property features a garage and off-street parking, providing convenience for your vehicles.

One of the standout features of this lovely home is its potential to extend (subject to planning), allowing you to tailor the space to suit your needs and create the home of your dreams. Imagine the possibilities of expanding this already spacious property to further enhance your living experience.

Located in the sought-after Monkams Estate area, you'll enjoy a peaceful neighbourhood with easy access to The Broadway shops and restaurants, offering a vibrant hub of activity just a stone's throw away along with Woodford Central Line station for convenience.

With its prime location, generous living space, and the opportunity to extend, this property is a rare find that promises a comfortable and convenient lifestyle for you and your family. Don't miss out on the chance to make this house your home in beautiful Woodford Green.

Freehold

EPC: E

Local Authority: Redbridge

Council Tax Band: E

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.