

Directions

Viewings

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

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: 18/06/2025



57 Broadmead Road, Woodford Green, IG8 0BB

Price Guide £700,000

- \*Guide Price £700,000 - £750,000\*
- Semi-detached
- Close to popular local schools
- Potential to extend (STPP)
- Two bathrooms
- Four bedrooms
- 1930's
- Walk to Central Line station
- Two reception rooms
- Off-street parking for multiple vehicles



# 57 Broadmead Road, Woodford Green IG8 0BB

**\*Guide Price £700,000 - £750,000\*** Located on the ever-popular Broadmead Road in Woodford Green, this substantial four-bedroom semi-detached family home offers generous living space and versatile accommodation, having been thoughtfully extended to the side. Perfectly positioned within walking distance to excellent transport links, including Woodford Central Line Station, and a selection of highly regarded local schools, this property is ideal for families seeking convenience and potential in equal measure. Additional benefits include off-street parking for multiple vehicles and scope to further extend to the rear and into the loft, subject to the usual planning consents.

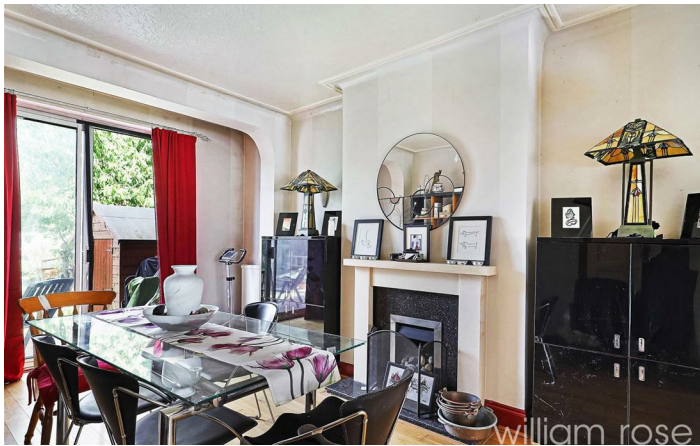
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 2

 2

 D

Council Tax Band: E



As you enter the property, you're welcomed by a entrance hall leading to a bright and inviting front reception room with a feature bay window. Double doors open into a second, larger reception room overlooking the rear garden, providing an ideal space for family gatherings and entertaining. A well-proportioned kitchen sits to the rear, with access to a conservatory that offers further reception or dining space with garden views. The ground floor also boasts a generous double bedroom with a convenient en-suite shower room — a flexible addition perfect for guests, elderly relatives, or home office use. Upstairs, the property offers three further bedrooms and a family bathroom, with two larger doubles and a comfortable single room. The layout and size offer excellent potential for future loft conversion (STPP), adding further accommodation if desired.

Broadmead Road is a highly regarded residential street in Woodford Green, well known for its family-friendly environment and excellent access to local amenities. The area is perfectly placed for commuters, with Woodford Central Line Station offering direct links to the City and West End. Families are drawn to the area for its excellent local schools, including the popular Woodbridge School, Woodford Prep School, and Bancroft's School nearby. Residents also enjoy proximity to the open green spaces of Epping Forest, Claybury Park, and The Green, providing endless opportunities for outdoor recreation, while Woodford High Road offers a superb selection of independent shops, cafés, and restaurants.

**Property Information / Disclaimer**  
FREEHOLD

EPC Rating: D  
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.