




## Directions

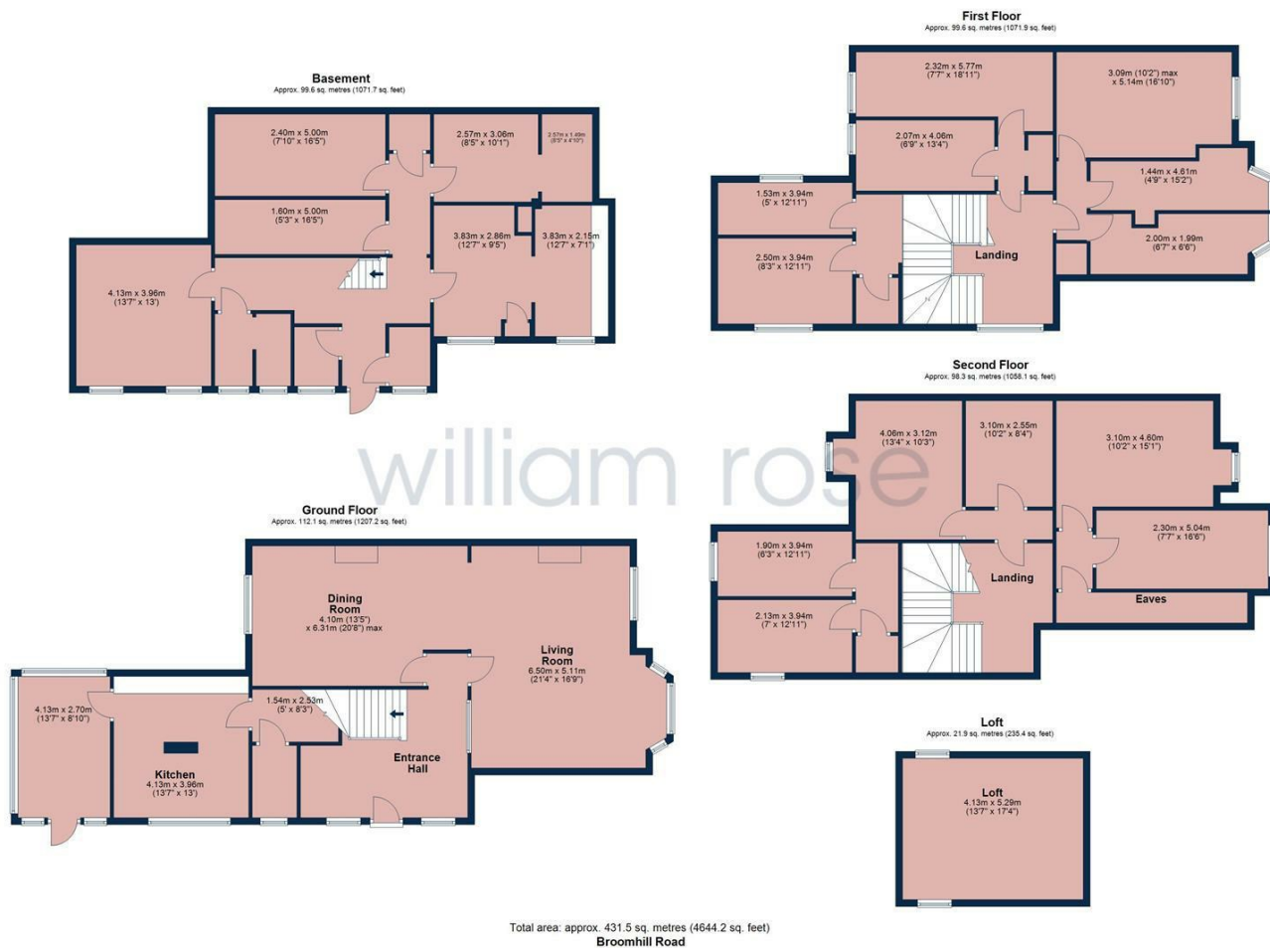
## Viewings

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

## EPC Rating

F

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p><b>32</b></p>	<p><b>80</b></p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



17 Broomhill Road, Woodford Green, IG8 9EZ

Price On Application

- Prestigious Woodford Green location
- Views over Cricket Pitch
- Wide plot, generous garden
- Double garage, off-street parking
- Close to Central Line station
- Elegant five-floor period home
- Over 4,600 square feet
- Full of period features
- Striking central galley staircase
- Huge potential, chain-free sale

# 17 Broomhill Road, Woodford Green IG8 9EZ

Rarely available and set back from the picturesque Cricket Green, this striking period residence stands out with its impressive scale and timeless character. Spread across multiple levels, this grand home is truly one of a kind.

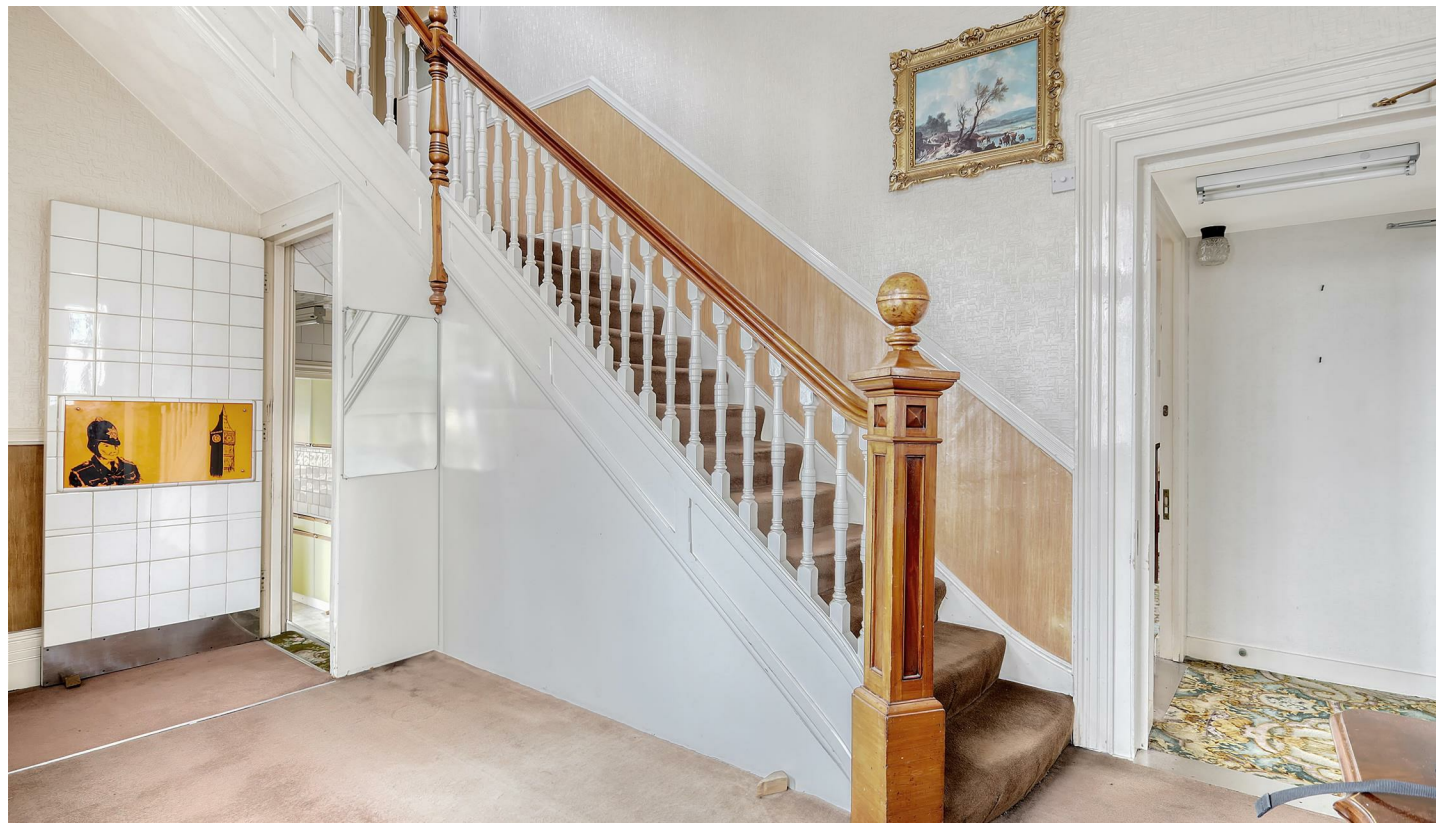
 6

 4

 3

 F

Council Tax Band: C



Situated on one of Woodford Green’s most prestigious roads and enjoying open views across the historic Woodford Cricket Pitch, this substantial period home offers a rare opportunity to acquire an elegant and expansive residence, arranged over five floors and extending to over 4,600 square feet. Set on a wide plot with a generous rear garden, this chain-free property is full of period charm and character, providing the perfect canvas for restoration and modernisation. The home features high ceilings, original coving and corning, and a striking turning galley staircase that rises through the centre of the house, creating a wonderful sense of grandeur. Throughout, rooms are enhanced by natural light, and feature fireplaces serve as stunning focal points in the living area. The ground floor offers large and versatile reception rooms ideal for entertaining, while the basement provides an impressive amount of additional space for storage, leisure or further reception rooms. The further floors have been modified for the previous owners needs but offering even more potential to expand or reimagine the home to suit modern family life. To the front, the property offers off-street parking for a number of vehicles and a substantial double garage. Its wide frontage adds to the home's sense of presence and privacy, while the rear garden offers a large and tranquil outdoor space that could be transformed into a true sanctuary. Perfectly located just a short walk from Woodford Central Line station, The Broadway, the High Road and a number of highly regarded local schools, this is a home with both timeless appeal and endless potential. Whether you're looking for a forever family home or an exciting project to bring back to life, this is a rare and exceptional opportunity in the heart of Woodford Green.

## Property Information / Disclaimer

FREEHOLD  
Council Tax Band: Redbridge C  
EPC - F

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.