

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		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(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

Brackley Square

Approximate Gross Internal Floor Area : 80.20 sq m / 863.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



52 Brackley Square, Woodford Green, IG8 7LL

Price Guide £550,000

- Three Bedrooms
- Immaculately Presented
- Close to Schools
- Fitted Kitchen
- Large Driveway
- Lounge / Diner
- Modern Family Bathroom
- Terraced
- Well-Proportioned Bedrooms
- Close to Station & Amenities.

52 Brackley Square, Woodford Green IG8 7LL

This attractive three bedroom terraced 1930's house has been tastefully updated by its current owners and makes the perfect family home located in a popular residential road.

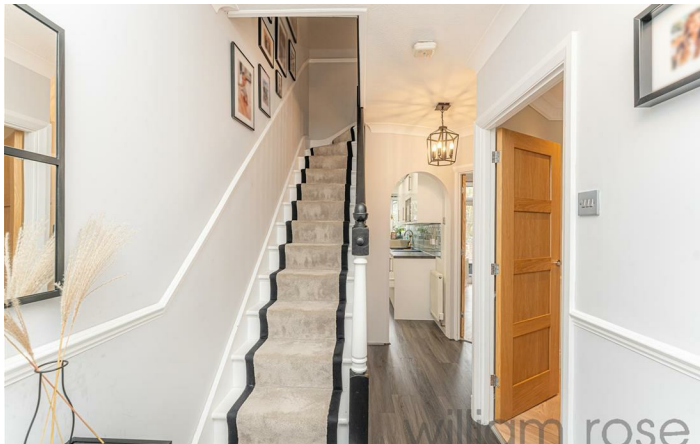
3

1

2

E

Council Tax Band: D



Guide Price £550,000 - £575,000

This three-bedroom terraced family home has been tastefully updated by its current owners and is located in a quiet residential road within minutes' walk to Woodford Central Line Station, local park and popular schools.

This immaculate property offers spacious living accommodation throughout, with its well-presented kitchen and through lounge / diner. The first-floor accommodation offers three well-proportioned bedrooms and a modern family bathroom. The exterior benefits from a well-maintained rear garden with patio area and an extremely large driveway to the front providing 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.

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