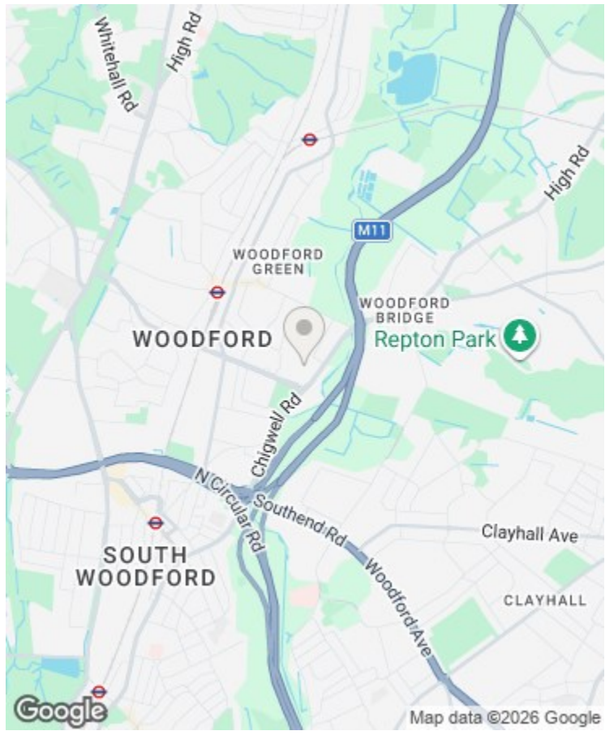
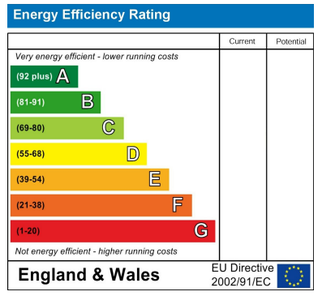


Directions

Viewings

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

EPC Rating



Total Area: approx. 193.6 m² ... 2084 ft² (including outbuilding)
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

william rose

33 Brackley Square, Woodford Green, IG8 7LJ

Guide Price £825,000

- *Guide Price £825,000 - £850,000*
- End of Terrace
- Outbuilding with kitchen, lounge, sauna and shower room
- Large reception room
- Three bathrooms
- Four/five bedrooms
- Large driveway
- Spacious kitchen/diner
- Separate study
- Close to schools & station

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33 Brackley Square, Woodford Green IG8 7LJ

Guide Price £825,000 - £850,000 Situated in the sought-after Brackley Square in Woodford Green, this extended four/five bedroom end of terrace home offers spacious and versatile accommodation arranged across three floors, making it ideal for growing families. Beautifully presented throughout, the property combines generous living space with practical modern features, while also benefitting from a substantial outbuilding complete with its own kitchen area, shower room and sauna, creating an exceptional multi-purpose space suitable for entertaining, working from home, a gym or guest accommodation.

4 3 2 Council Tax Band: D

Upon entering the property via the front door, you are welcomed into a bright entrance hall leading through to a spacious lounge and a separate study which could also be utilised as an additional bedroom or home office. To the rear of the property is a large open-plan kitchen/dining room with patio doors opening directly onto the garden, creating an excellent indoor-outdoor flow. The garden provides access to the impressive outbuilding, offering flexible use to suit a variety of lifestyle needs. The first floor comprises four well-proportioned bedrooms and a family bathroom, while the loft room multi-purpose space with useful eaves storage. Externally, the property benefits from a large driveway providing off-street parking for multiple vehicles.

Brackley Square is ideally positioned within the popular Woodford Green area, well regarded for its excellent schools, family-friendly atmosphere and convenient transport links. The property is within easy reach of Woodford Central Line Station, providing direct access into the City and West End, while nearby road connections including the M11 and North Circular offer excellent commuter routes. Residents can enjoy a range of local shops, cafes, restaurants and green open spaces including Epping Forest and Roding Valley Park, making this an ideal location for both families and professionals alike.

Property Information / Disclaimer

FREEHOLD

EPC Rating: tbc
Council Tax Band: D (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.