



## Directions

## Viewings

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

## EPC Rating

C

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



18 Broomhill Road, Woodford Green, IG8 9EZ

Guide Price £2,000,000

- 7 bedroom house
- Annex to the rear
- Opposite the cricket pitch
- Off street parking and car port
- Balcony
- Rare to the market
- 4 floors
- Stunning views
- Full of features
- Short walk to station

# 18 Broomhill Road, Woodford Green IG8 9EZ

A rare opportunity to acquire this impressive 7 bedroom semi-detached period home offering 5,250 sq ft (including annex), perfectly positioned overlooking the historic Woodford Cricket Pitch and Green.



Council Tax Band: G



Set across four floors and complemented by landscaped carports and a substantial two-storey detached outbuilding/annex, this home beautifully blends timeless character with exceptional versatility.

Retaining an abundance of original period features – from decorative flooring and ornate coving to elegant panelling and striking feature windows – the property radiates charm throughout. From the moment you arrive, the front approach sets the tone, with a tiled pathway, traditional cast-iron railings, and a pair of impressive double entrance doors. The elevated views across the front aspect further enhance the uniqueness of this home, creating a truly special family residence that can be adapted to a variety of lifestyles.

## Ground Floor

The property opens with a grand entrance hall, creating an immediate sense of scale and elegance. To the front sits a formal living room with soaring ceilings, a large bay window, and a feature fireplace. The separate dining room enjoys views over the garden and flows into the generous kitchen/breakfast room, complete with central island, fitted cabinetry, integrated appliances, and a walk-in pantry. A cloakroom and storage complete this level.

## Lower Ground Floor

Offering remarkable flexibility, this floor comprises two spacious reception rooms (currently used as a study and games room), a bathroom, utility room, boiler room, and direct garden access. Perfectly suited for use as a home office, cinema, gym, or independent living space, this level also benefits from access to a private patio area.

## First Floor

The principal suite is an impressive retreat, featuring a private balcony, walk-in wardrobe, and en suite bathroom. A further en suite bedroom, a generously proportioned 20ft third bedroom, and a family bathroom complete this level.

## Second Floor

Four additional bedrooms and two bathrooms provide ample accommodation for family and guests alike.

## Outbuilding/Annex

The detached two-storey outbuilding, extending to over 1,300 sq ft, offers excellent versatility. The ground floor is arranged as a large workshop, while

the self-contained first floor provides open-plan living with bedroom/lounge/dining area, kitchen, and bathroom – ideal as an annex for relatives, guest accommodation, gym, or office.

## Outside

The landscaped rear garden features flagstone terraces, a lawn, and mature planting. A raised terrace off the ground floor provides a tranquil vantage point overlooking the garden. To the front, a driveway leads to the garage with potential to create through-access to the outbuilding, offering further storage and convenience.

## Location

Perfectly positioned within walking distance of Woodford Central Line station, The Broadway, the High Road, and several highly regarded schools, this property combines timeless appeal with outstanding potential. Whether you are seeking a forever family home or an exciting project to personalise, this is a rare opportunity in the heart of Woodford Green.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: C

Council Tax Band: G 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.