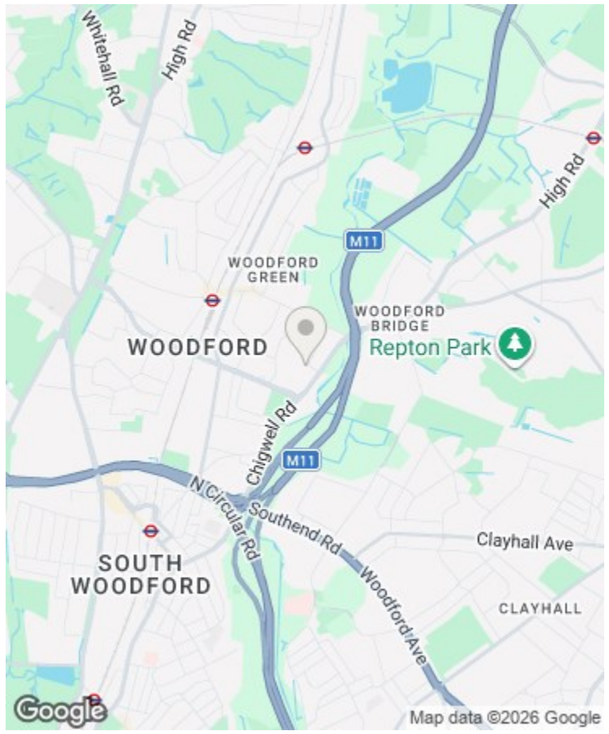
william rose



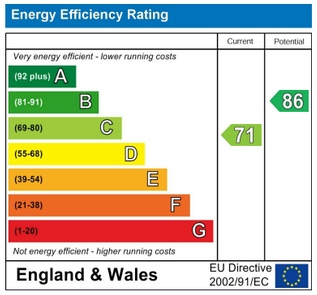
Directions

Viewings

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

EPC Rating

C





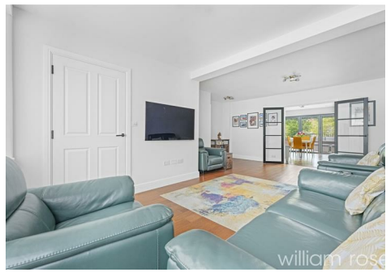
RICS Certified Property Measurer

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: 5/5/2025









108 Brackley Square, Woodford Green, IG8 7LS

Guide Price £650,000

- Guide Price £650,000 - £700,000
- Close to popular schooling
- Excellent condition throughout
- Off street parking
- Luxury kitchen diner
- 4 bedroom extended house
- Short walk to Central Line
- Popular residential road
- Good size garden with patio area
- Modern bathroom and En-suite

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

108 Brackley Square, Woodford Green IG8 7LS

Positioned on a tranquil residential street in the desirable Brackley Square, this attractive four bedroom family home is perfectly located just a short stroll from Woodford Central Line Station, well-maintained local parks, and a selection of highly regarded schools.

4 2 2 C Council Tax Band: C







Guide Price £650,000 - £700,000

This immaculately presented home has been thoughtfully extended and meticulously maintained, offering spacious and adaptable accommodation across three well-designed floors. On the ground floor, you are welcomed into a generous open-plan reception room, bathed in natural light and ideal for both everyday family living and entertaining. The stylish kitchen and dining area is fitted with contemporary units and quality integrated appliances, providing a practical yet elegant heart to the home. Bi-folding doors open out to a private patio area, seamlessly connecting the interior with the beautifully landscaped 99ft rear garden, which stretches generously beyond and includes practical storage space tucked beneath the patio, ideal for outdoor equipment or seasonal items. The front of the home benefits from a smartly paved driveway offering off-street parking.

The first floor offers three well-sized bedrooms, all thoughtfully arranged to suit a growing family or provide flexible use as guest rooms or home office space. A modern family bathroom, finished to a high standard, serves this floor.

Occupying the entire top floor is the impressive principal suite, a spacious and serene retreat complete with a luxurious en suite shower room and ample eaves storage. This versatile fourth bedroom offers privacy and comfort, perfect for use as a master bedroom, making it a long-term investment for any growing family.

Brackley Square is a sought-after location, providing excellent access to local shopping amenities and a vibrant community atmosphere. Nature lovers and families will appreciate the proximity to the popular Ray Lodge Park, a beautifully maintained green space with a café and play areas ideal for relaxing weekends. For sports and recreation, Ashton Playing Fields offers extensive facilities including tennis courts, athletics tracks, and open playing fields.

Educational needs are well catered for, with the highly acclaimed Ray Lodge Primary School and Woodbridge High School both rated 'Outstanding' by Ofsted, just a short walk away. Woodford tube station provides easy access to the city, Liverpool Street is a 20 minute journey from the station and the Central line also takes you directly to the West End. This is a rare opportunity to secure a spacious, move-in-ready family home in one of Woodford's most popular residential pockets.

Property Information / Disclaimer

FREEHOLD

EPC Rating: c
Council Tax Band: C 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.