

## Directions

## Viewings

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

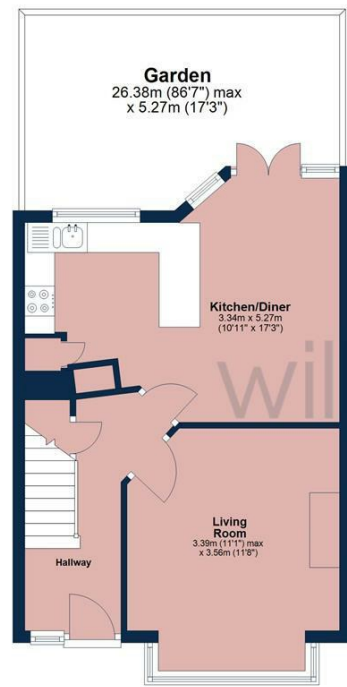
## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

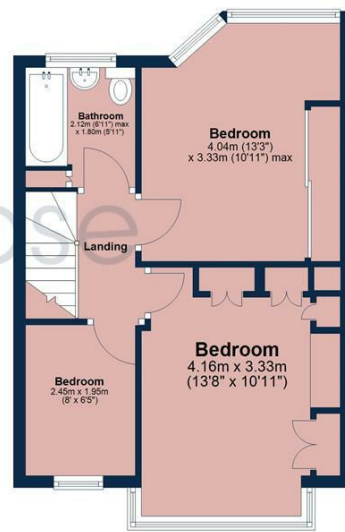
### Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet) (excluding Garden)



### First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 77.2 sq. metres (830.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Brockley Square**



111 Brackley Square, Woodford Green, IG8 7LN

£2,200 Per Month

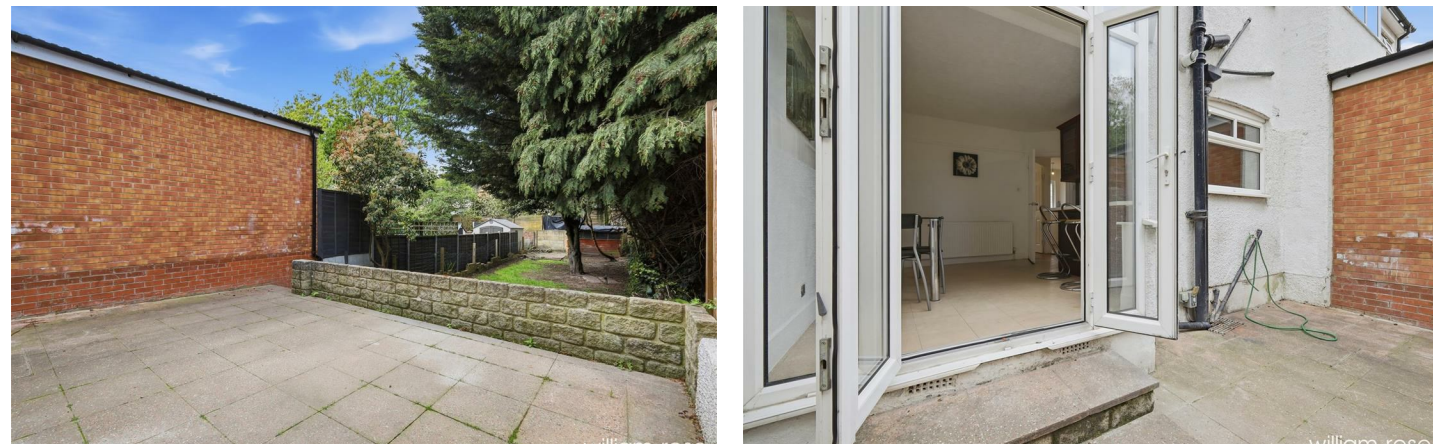
- Three well-proportioned bedrooms
- Private rear garden
- Quiet residential location
- Close to well-regarded schools
- Walking distance to local shops and amenities
- Two spacious reception rooms
- Ideal family home
- Well-presented throughout
- Easy access to Woodford Central Line station
- Close to Epping Forest and open green spaces

# 111 Brackley Square, Woodford Green IG8 7LN

Bright and spacious three-bedroom terraced home with two receptions and garden, perfect for families seeking a well-connected location. Conveniently located for schools, transport and local shops.



Council Tax Band: D



A well-presented and spacious house, ideally located within a popular residential turning in Woodford Green, offering excellent living accommodation for families.

The property benefits from two generous reception rooms, providing flexible living space for both relaxing and entertaining. The front reception offers a comfortable lounge area, while the second reception room is ideal as a dining space or additional family room, with access through to the kitchen. The layout is practical and well-suited to modern day living.

Upstairs, the property comprises three well-proportioned bedrooms, including a spacious principal bedroom, alongside a family bathroom. The house offers a good balance of space throughout, making it an ideal home for families or professional tenants.

Externally, the property features a private rear garden, providing a great space for outdoor use, particularly in the warmer months.

Brackley Square is a quiet and well-regarded residential location, popular with families due to its proximity to a number of well-rated schools and its strong community feel. The area offers convenient access to Woodford High Road, where there is a wide selection of shops, cafés, restaurants and everyday amenities. Woodford Central Line station is within easy reach, providing direct access into Central London, making this an excellent option for commuters. The property is also ideally positioned close to Epping Forest, offering extensive green open spaces for walking, cycling and outdoor leisure.

This is a fantastic opportunity to rent a well-located and spacious home in a desirable Woodford Green location.