

BROOMHILL ROAD

Woodford Green



GERARD'S
PROPERTY SERVICES

Broomhill Road, Woodford Green



The stunning residence has been in the same ownership for over 50 years. The accommodation is arranged over four floors and has been meticulously maintained by the vendors retaining many of the original features and where necessary replicating features such as window shutters. The property also boasts a self-contained annex over the detached garage at the rear of the garden. As it is rare for properties of this calibre to enter the market we strongly recommend an immediate viewing which is strictly by appointment only.



We are pleased to offer this delightful eight bedroom semi-detached residence situated in this sought after residential road overlooking the local Green. On entering the property there is an impressive reception hall with a bright and airy living room with double doors leading to the formal dining room which has views to the rear over the garden. The spacious kitchen/breakfast room is the focal point of the home and is comprehensively fitted. The lower ground floor would make an ideal Granny annex which comprises; kitchen, bathroom, living and bedroom areas. This could also be configured as additional reception accommodation for the main residence. On the first floor there is a stunning master bedroom suite with a balcony, walk in dressing room and en-suite bathroom. There is a further double bedroom with glazed atrium on this level with en-suite bathroom in addition to another double bedroom and family bathroom. The second floor comprises of four further bedrooms, an en-suite shower room and an additional bathroom.





Lower Ground Floor

Living Area
19' 2" x 13' 9" (5.84m x 4.19m)

Kitchen Area
8' 3" x 6' 0" (2.51m x 1.83m)

Bedroom Eight
23' 5" x 17' 7" (7.13m x 5.36m)

Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)

Ground Floor

Porch
7' 0" x 4' 7" (2.13m x 1.40m)

Reception Hall
17' 4" x 18' 0" (5.28m x 5.48m)

Formal Living Room
21' 0" x 14' 2" (6.40m x 4.31m)

Dining Room
18' 5" x 14' 1" (5.61m x 4.29m)

Kitchen/Breakfast Room
17' 1" x 15' 4" (5.20m x 4.67m)

Pantry
7' 0" x 4' 4" (2.13m x 1.32m)

WC
6' 4" x 3' 5" (1.93m x 1.04m)

Cloakroom
6' 4" x 3' 5" (1.93m x 1.04m)



First Floor

Master Bedroom

21' 3" x 16' 0" (6.47m x 4.87m)

Balcony

22' 5" x 4' 2" (6.83m x 1.27m)

En Suite

10' 2" x 8' 2" (3.10m x 2.49m)

Walk In Dressing Room

10' 0" x 11' 1" (3.05m x 3.38m)

Bedroom Two

20' 7" x 14' 5" (6.27m x 4.39m)

Bedroom Three

22' 0" x 8' 0" (6.70m x 2.44m)

En Suite

6' 2" x 5' 6" (1.88m x 1.68m)

Family Bathroom

10' 0" x 8' 0" (3.05m x 2.44m)

Second Floor

Bedroom Four

11' 2" x 10' 1" (3.40m x 3.07m)

Bedroom Five

17' 3" x 14' 4" (5.25m x 4.37m)

En Suite

8' 7" x 3' 1" (2.61m x 0.94m)



Second Floor Contd....

Bedroom Six

10' 1" x 7' 1" (3.07m x 2.16m)

Bedroom Seven

15' 11" x 14' 6" (4.85m x 4.42m)

Bathroom

7' 0" x 5' 10" (2.13m x 1.78m)

Annex

Annex/Living Area

20' 10" x 19' 2" (6.35m x 5.84m)

Annex Kitchen

8' 3" x 7' 6" (2.51m x 2.28m)

Bathroom

8' 5" x 7' 1" (2.56m x 2.16m)

Exterior

Carport

48' 0" x 7' 7" (14.62m x 2.31m)

Rear Garden

60' 0" x 35' 2" (18.27m x 10.71m)

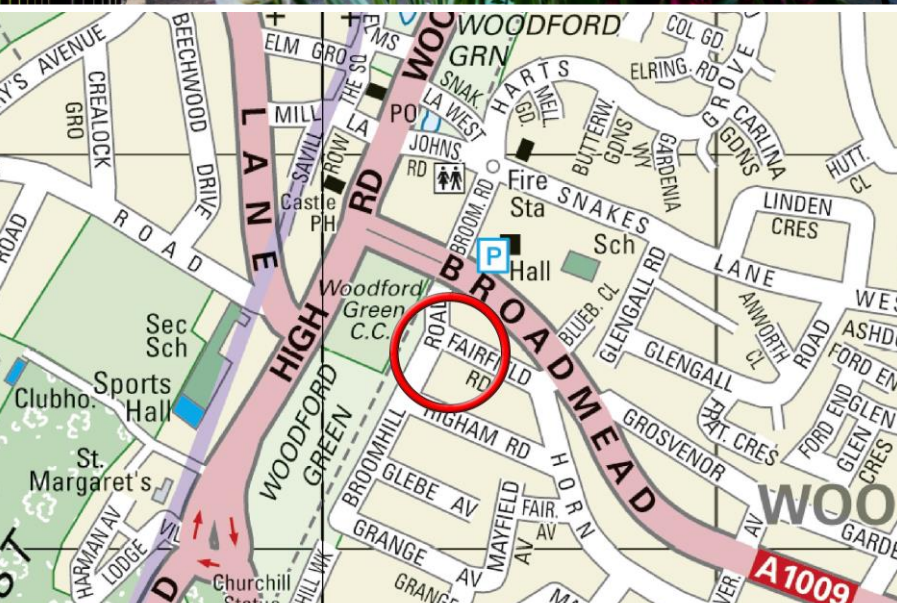
Garage/Workshop

29' 0" x 24' 0" (8.83m x 7.31m)

Kitchen Area

10' 0" x 4' 11" (3.05m x 1.50m)





Exterior

To the front of the property there is off street parking with secure gates allowing access to the side of the property. The remainder of the front is planted with a wide variety of shrubs and plants. The rear garden comprises; raised balcony leading from the kitchen which leads to a lower ground floor of patio area to immediate rear with remainder laid to lawn. A driveway leads to the detached large garage with kitchenette. There is a separate door with stairs leading to a totally self-contained studio with open plan living room/bedroom, bathroom and kitchen area.

Energy Performance Certificate

18, Broadmead Road, WOODFORD GREEN, IG8 9EZ

Dwelling type: Semi-detached house
 Date of assessment: 18 April 2018
 Date of certificate: 19 April 2018
 Use this document to:

Reference number: 8222 3335-9723-2817-5453
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 384 m²

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 7,850

Over 3 years you could save:

£ 2,538

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 495 over 3 years	£ 495 over 3 years	
Heating	£ 4,885 over 3 years	£ 4,344 over 3 years	
Hot water	£ 270 over 3 years	£ 270 over 3 years	
Totals	£ 7,650	£ 6,112	You could save £ 2,538 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.		The higher the rating the lower your fuel bills are likely to be.	
Current	Potential	The potential rating shows the effect of undertaking the recommendations on page 5.	
41 (E)	52 (D)	The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).	
35 (E)	52 (D)	The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.	
31 (E)	52 (D)		
26 (E)	52 (D)		
21 (E)	52 (D)		
16 (E)	52 (D)		
11 (E)	52 (D)		
6 (F)	52 (D)		
1 (G)	52 (D)		

Energy efficiency: lighting heating water

Energy efficiency: lighting heating water

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Top actions you can take to save money and make your home more efficient

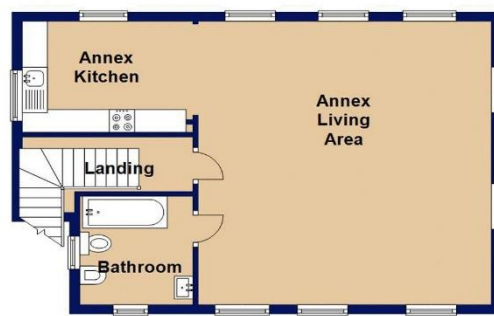
Recommended measures	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£500 - £1,500	£ 648
2. Internal or external wall insulation	£4,000 - £14,000	£ 1,395

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 555 1234 (texted option only). The Green Deal may enable you to make your home warmer and cheaper to run.

Annex Ground Floor
Footage included in main house ground floor



Annex First Floor
Footage included in main house First floor



First Floor

Approx. 166.9 sq. metres (1796.9 sq. feet)



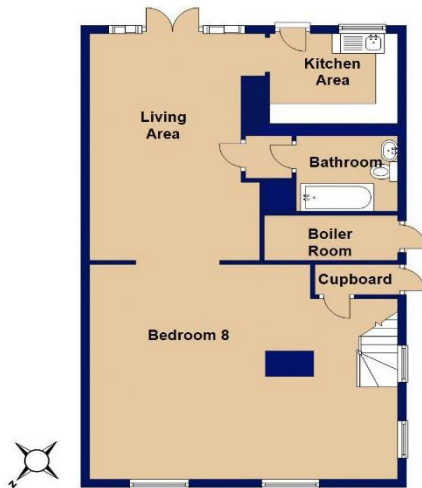
Second Floor

Approx. 78.2 sq. metres (841.5 sq. feet)



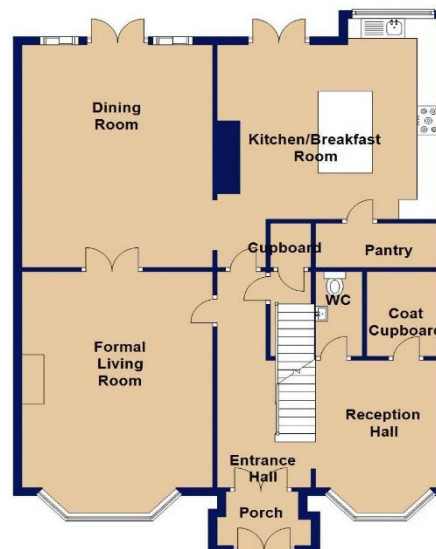
Lower Ground Floor

Approx. 76.8 sq. metres (826.6 sq. feet)



Ground Floor

Approx. 185.8 sq. metres (1999.8 sq. feet)



Total area: approx. 507.7 sq. metres (5464.8 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.

Telephone 0203 355 2744

Suite 3, 1st Floor, 113 High Road, Loughton, Essex. IG10 4JA

www.gerardspropertyservices.co.uk