

**Price £1,300,000**  
**Freehold**



**Broomhill Road, Woodford Green,  
Essex IG8 9HD**



- 5 bedroom semi detached Victorian home
- 4 reception rooms
- Beautiful original features & high ceilings
- Large loft space, full height cellar & garage

*If you are buying to let, please note that some properties in this area are subject to a private rental licensing scheme. Please contact us for further information.*







## Broomhill Road, Woodford Green, Essex IG8 9HD

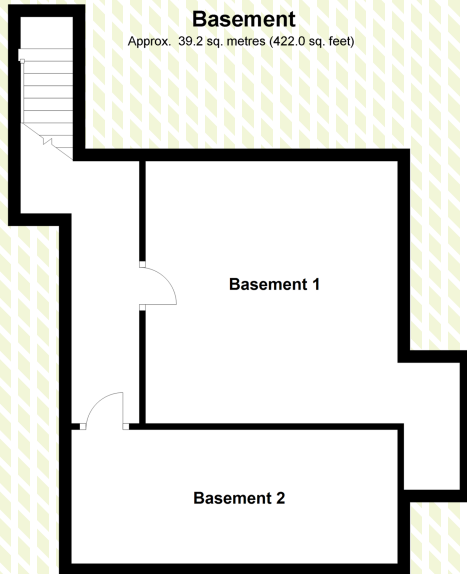
This is a grand residence that sits on one of the best roads in Woodford Green. Directly opposite is the Green itself where you can hear the sound of leather on willow as the second oldest cricket club in the world meet throughout the warmer months for their practise and play. Seasonal walks, bike rides and jogging can take you through all the leafy and green surrounding areas including Epping forest which is only minutes away. For those wishing to access the City, Woodford Central line station is also within walking distance and surrounding the station on the Broadway are banks, supermarkets, coffee shops and restaurants. Nearer still Woodford high road has a choice of world cuisine and

local shops all adding to your day to day convenience. The property was built in 1890, and the current owners have renovated this family home ensuring many of the original features have been retained and enhanced. The ground floor offers versatility with a large lounge/diner at the front providing a large welcoming space for dinner parties or for all the family to relax at the end of the day. The kitchen overlooks the garden to the rear and is adjacent to the morning room, ideal for a quick breakfast before heading off to work. There is a study and a family room so should you work from home and want a separate room for the children or for yourself, then this home will accommodate your needs.

### *What the owner says...*

"We immediately fell in love with this house as it offered an idyllic location within which to bring up our children and it has so much space and character. It has a lovely feeling to it and whether it's filled with fun and laughter on special occasions or providing a calm and tranquil atmosphere as we relax in the garden at the weekend, it has never failed to deliver what we need. The rear garden was designed by David Stevens. The garage to the rear was originally stables to the property and there is certainly scope to develop the property whether its the loft, basement, garage or all three. (Subject to planning permission). We still love the house but the children have gone (finally) and now is the time for us to move on."

# Accommodation

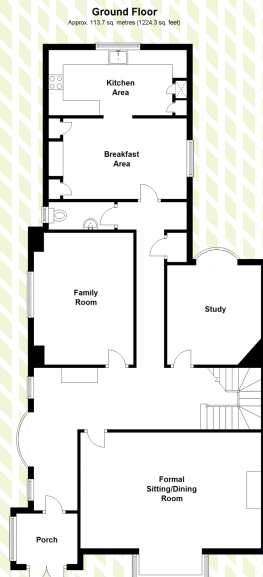


## Basement

Approx. 39.2 sq. metres (422.0 sq. feet)

Basement 1

Basement 2



## Ground Floor

Approx. 113.7 sq. metres (1224.3 sq. feet)



## First Floor

Approx. 102.4 sq. metres (1102.4 sq. feet)

## LOWER GROUND FLOOR

### Basement 1

13'10 x 13'5 (4.22m x 4.09m)

### Basement 2

15'3 x 7'0 (4.65m x 2.14m)

## GROUND FLOOR

### Porch

6'11 x 6'3 (2.11m x 1.91m)

### L-Shaped Entrance Hall

### Formal Sitting Dining Area

20'6 x 16'5 (6.25m x 5.01m)

### Family Room

14'3 x 13'8 (4.35m x 4.17m)

### Study

13'6 x 10'8 (4.12m x 3.25m)

### Cloakroom

### Morning Room

14'2 x 10'3 (4.32m x 3.13m)

### Kitchen

15'9 x 7'5 (4.80m x 2.26m)

## FIRST FLOOR

### Landing

### Bedroom 1

16'8 x 14'2 (5.08m x 4.32m)

### Bedroom 2

13'9 x 11'8 (4.19m x 3.56m)

### Bedroom 3

12'6 x 11'8 (3.81m x 3.56m)

### Bedroom 4

11'0 x 10'10 (3.36m x 3.30m)

### Bedroom 5

10'5 x 8'8 (3.18m x 2.64m)

### Bedroom 6/Dressing Room

7'11 x 5'6 (2.41m x 1.68m)

### Bathroom

10'3 x 6'7 (3.13m x 2.01m)

### Separate Toilet

## OUTSIDE

### Front Garden

### Mature Rear Garden

### Garage & Hayloft





### Nearest Schools

Primary Schools: Woodford Green Primary 0.4 miles, Churchfields Junior School 0.5 miles, Woodford Prep School 0.6 miles, St Aubyns 0.9 miles, Wells School 0.8 miles

Secondary Schools: Woodford County High School 0.1 miles, Woodbridge High School 0.6 miles



### Transport Information

Train Stations: Underground Woodford 0.8 miles, Roding Valley 1.8 miles, South Woodford 2.1 miles  
DLR: Prince Regent 6.5 miles, Royal Victoria 6.5 miles, Custom House 6.6 miles

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.ukradon.org](http://www.ukradon.org)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.nesltd.co.uk](http://www.nesltd.co.uk)



### Directions

For directions to this property please contact us.



### Address

Broomhill Road, Woodford Green, Essex IG8 9HD



## WOODFORD GREEN

# 020 8505 6343

[woodford.green-web@douglasallen.co.uk](mailto:woodford.green-web@douglasallen.co.uk)

384 High Road, Woodford Green, Essex, IG8 0XQ

EPC RATING



CURRENT:

E(48)

POTENTIAL:

B(82)

For all our properties,  
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INVESTORS  
IN PEOPLE

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