



**HUNTERS**<sup>®</sup>  
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95 Brackley Square, Woodford Green, IG8 7LN

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Asking Price £525,000

**\*\*OPEN DAY SATURDAY 27th of APRIL\*\***

Hunters Hornchurch are delighted to offer for sale this mid terraced property situated in a quiet residential road in Woodford Green. The property comprises of: entrance hallway, through lounge / dining room and fitted kitchen. To the first floor are three bedrooms and bathroom. Externally to the front is a block paved driveway offering off road parking for one vehicle. To the rear, the property has a 127 foot garden with a patio area and lawn bordered by a mix of trees and shrubs.

Brackley Square which is situated close to local parks, shops and amenities.

Both Ray Lodge Primary School (Ofsted rating: outstanding) and Woodbridge High School (Ofsted: outstanding) are within 0.4 miles.

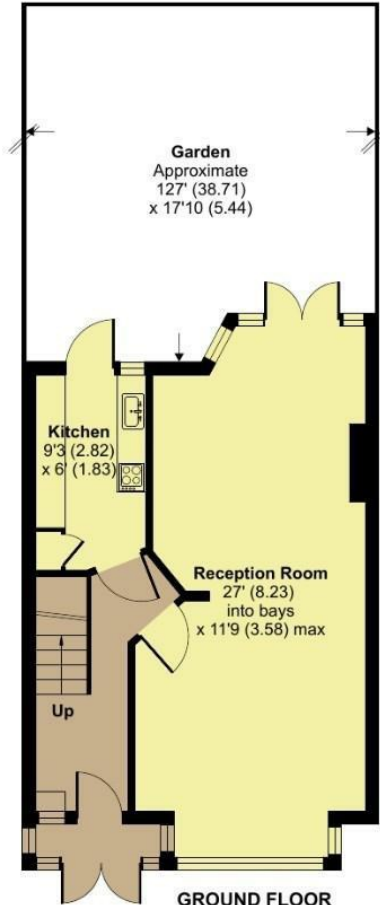
Woodford Central Line Station 0.5 miles.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120  
hornchurch@hunters.com | www.hunters.com

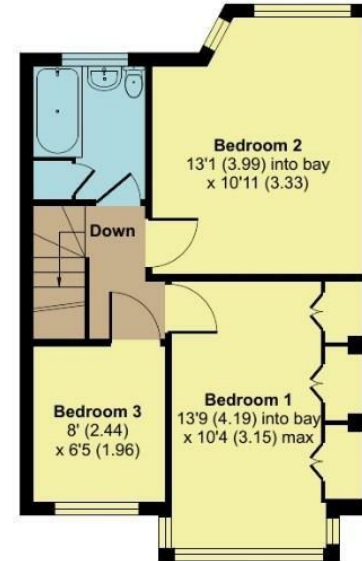
# Brackley Square, Woodford Green, IG8

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 40 SQ M  
(431 SQ FT)**

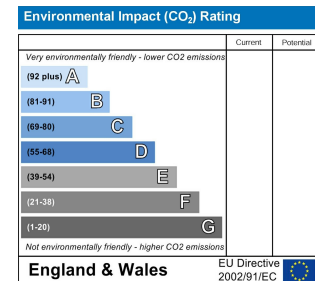
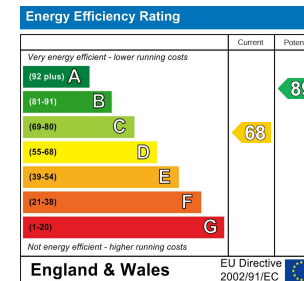


**FIRST FLOOR  
APPROX FLOOR  
AREA 38.5 SQ M  
(415 SQ FT)**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Hunters Property Group. REF: 1110919



### Frontage

Blocked paved driveway bordered by a mix of plants and shrubs with off road parking for one vehicle

### Porch

UPVC double glazed doors and windows to front

### Hallway

Solid wood door and wood framed single glazed window to front, plastered papered walls, wood flooring, radiator

### Reception Room

27' into bays x 11'9" max  
UPVC double glazed bay window to front, UPVC double glazed double doors and windows to rear, plastered papered walls, fitted carpet, radiator

### Kitchen

9'3" x 6'0"  
UPVC double glazed door and window to rear, fitted kitchen with a mix of eye level and base units, inset sink and drainer, space for cooker, space for fridge freezer, space and plumbing for washing machine, plastered painted walls with tiled splashback, vinyl flooring

### Stair and Landing

Plastered papered walls, fitted carpet

### Bedroom One

13'9" max x 10'4" max  
UPVC double glazed bay window to front, plastered papered walls, fitted wardrobes, fitted carpet, radiator

### Bedroom Two

13'1" into bay x 10'11"  
UPVC double glazed bay window to rear, plastered papered walls, fitted cupboard, fitted carpet, radiator

### Bedroom Three

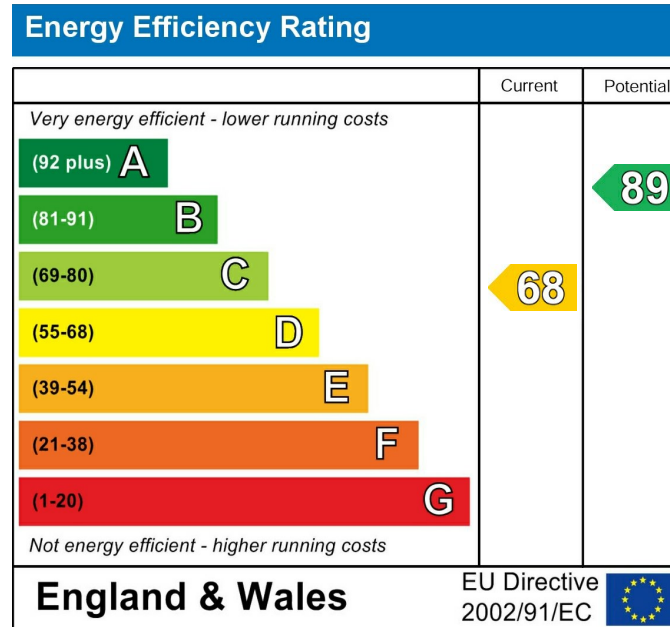
8'0" x 6'5"  
UPVC double glazed window to rear, plastered papered walls, fitted carpet, radiator

### Bathroom

UPVC double glazed window to rear, bath suite comprising of: low level w/c, pedestal hand wash basin, panelled bath with mixer taps, tiled walls, vinyl flooring, radiator

### Garden

127'0" x 17'10"  
Patio with steps leading to the rear garden, lawn area bordered by wood panelled fencing and a mix of trees and shrubs. The rear garden is 127 ft in length.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



