

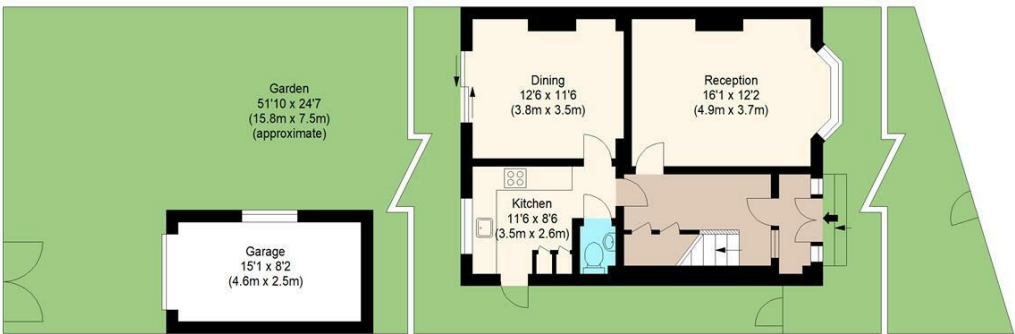
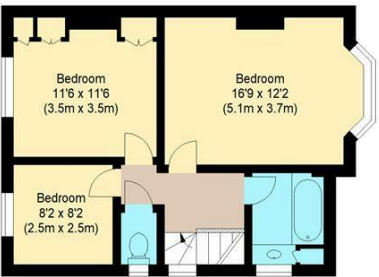
Directions

Viewings

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

EPC Rating

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



william rose  
Broadmead Road, IG8

Approximate Gross Internal Floor Area : 106.37 sq m / 1145 sq ft  
Garage : 11.52 sq m/ 124 sq ft



Ceres Broadmead Road, Woodford Green, IG8 0AY

Guide Price £750,000



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: 14/10/2025

# Ceres Broadmead Road, Woodford Green IG8 0AY

This charming Three Bedroom semi detached Home in Prime Woodford Green Location. offers an excellent layout for comfortable family living.

 3

 1

 2



Council Tax Band: E



Situated at the sought-after top end of Broadmead Road, in the heart of Woodford Green, this distinctive three-bedroom semi-detached home is brimming with character and has been well maintained by its current owners whilst offering bright and airy accommodation.

The ground floor welcomes you with a porch and entrance hall leading to a bright lounge with a classic bay window. A spacious second reception room opens directly onto the garden via french doors, ideal for entertaining or relaxing. There is a luxury fitted kitchen with appliances with side access to the garden. The ground floor also offers a convenient W.C

Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and a separate WC, adding valuable practicality for busy households. The rear garden is impressively sized, offering fantastic potential for outdoor dining, play space, or landscaping. At the back of the garden sits a garage/storage area, with side access and a dropped kerb from Horn Lane, giving flexible parking options and convenient rear entry.

This home delivers the perfect blend of leafy surroundings and urban convenience. Woodford and South Woodford's shops, cafés, and restaurants are just a short distance away, while the area is known for its excellent schools and superb transport links, Woodford Central Line Station and access to the M11 and M25 are close by. A superb opportunity for families seeking a well-connected home in a friendly and established community.

Property Information / Disclaimer  
FREEHOLD

Council Tax Band: Redbridge band E

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.