

Broad Oak, IG8

PAUL BERG

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Offers Over £725,000
Freehold

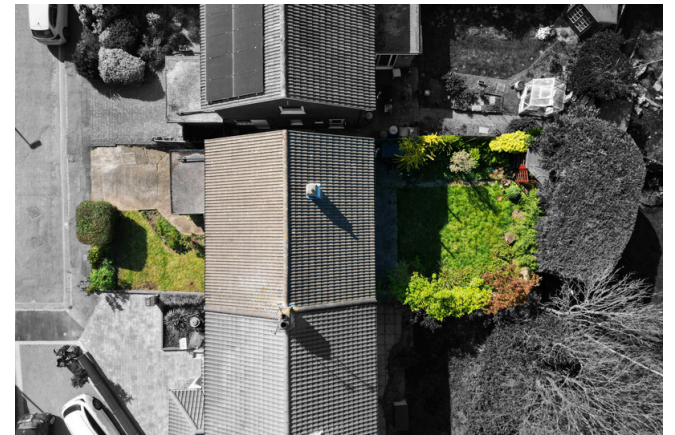
A Semi-Detached Home with Great Potential in the Monkams Estate

Offered for the first time since 1962, this semi-detached home has had just one owner and is now ready for a new chapter. With plenty of character and space, it provides an exciting opportunity for anyone looking to make it their own. The property includes a garage and off-street parking for added convenience.

While the home does need complete refurbishment, it's a fantastic chance to extend and customize (subject to planning permission). Inside, there's a 20ft lounge, a kitchen, and a ground-floor W.C. Upstairs, you'll find three bedrooms and a family bathroom. The property also boasts a good-sized front and back garden, giving you plenty of outdoor space.

Located in the desirable Monkams Estate, this home is in a peaceful neighbourhood with easy access to The Broadway's shops and restaurants. Woodford Central Line station is nearby, offering excellent transport links, and there are several good schools within easy reach—making it an ideal spot for families. The home is being sold with no onward chain, simplifying the process for you.

With its fantastic location, potential for renovation, and spacious layout, this semi-detached home is a rare find, waiting for the right buyer to bring it back to life.

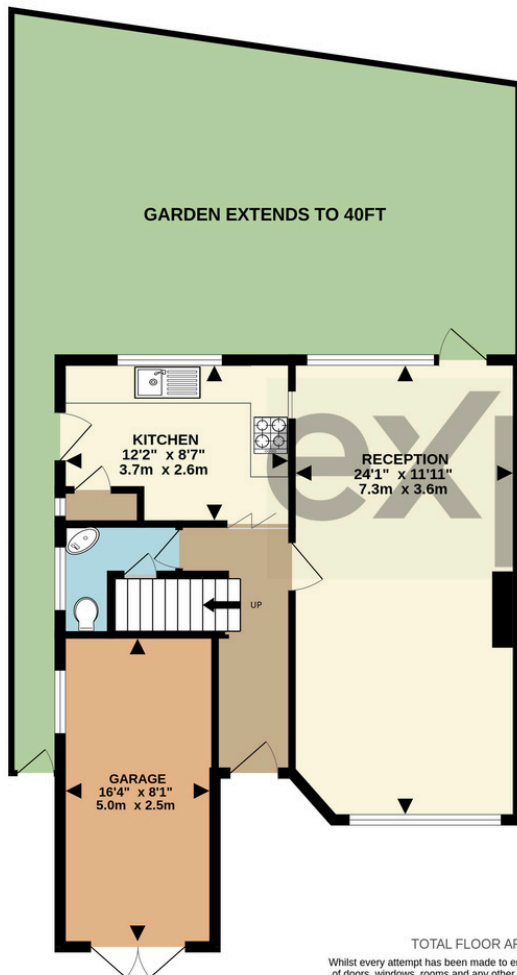


Tel: 07951 529 224

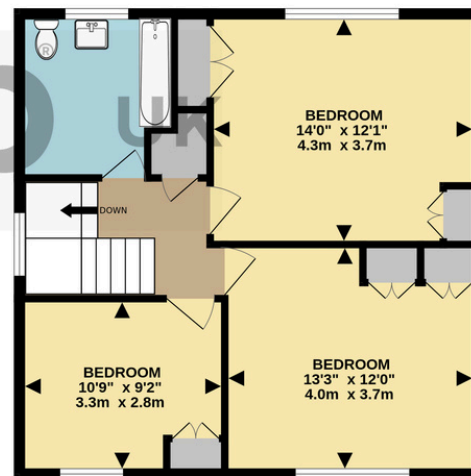
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GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax: Band E

£2,676.26 per annum

Local Authority:

London Borough of Redbridge

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