



15 Broomhill Road, Woodford Green, IG8 9EY

£370,000

Edward Taub are delighted to offer for sale this purpose-built split level apartment on Broomhill Road offers a delightful living experience. Spanning an impressive 864 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The two bedrooms provide ample space for rest, making this flat ideal for small families, couples, or individuals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

The flat's location in Woodford Green is particularly appealing, as it combines the tranquility of suburban living with the convenience of nearby amenities. Residents can enjoy local parks, shops, and excellent transport links, making it easy to explore the wider area.

This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to meet your needs. Don't miss the chance to make this lovely flat your new home.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

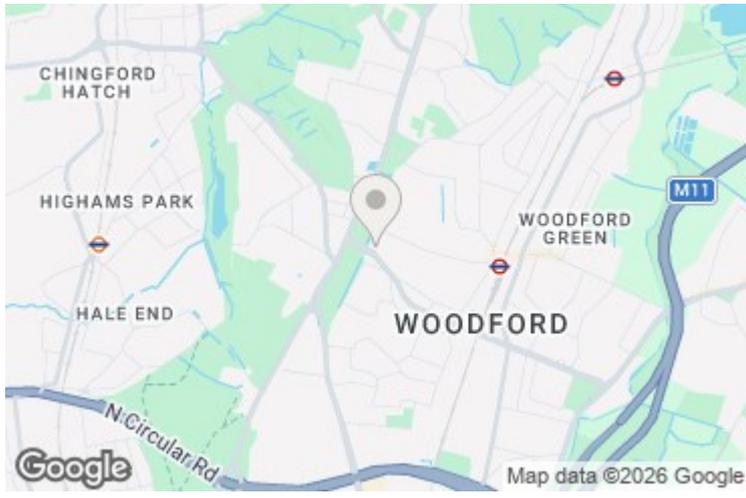
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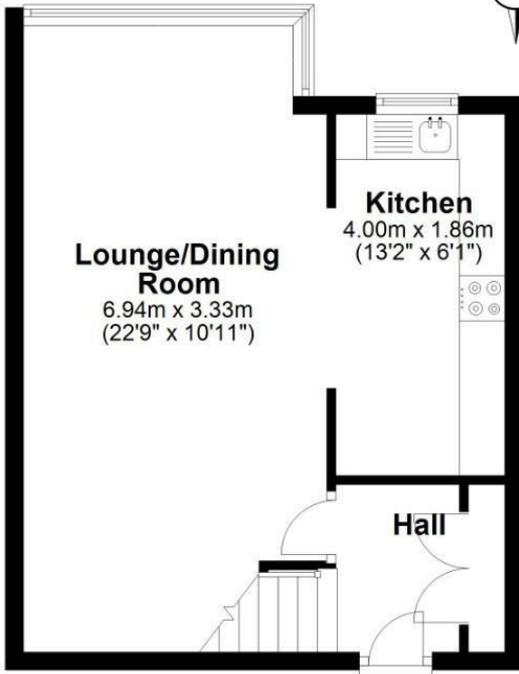


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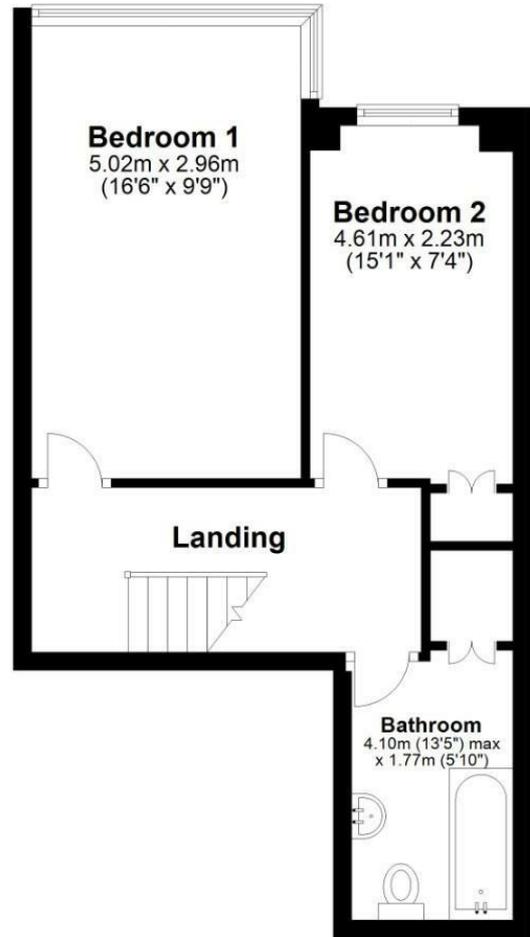
Second Floor

Approx. 40.8 sq. metres (439.5 sq. feet)

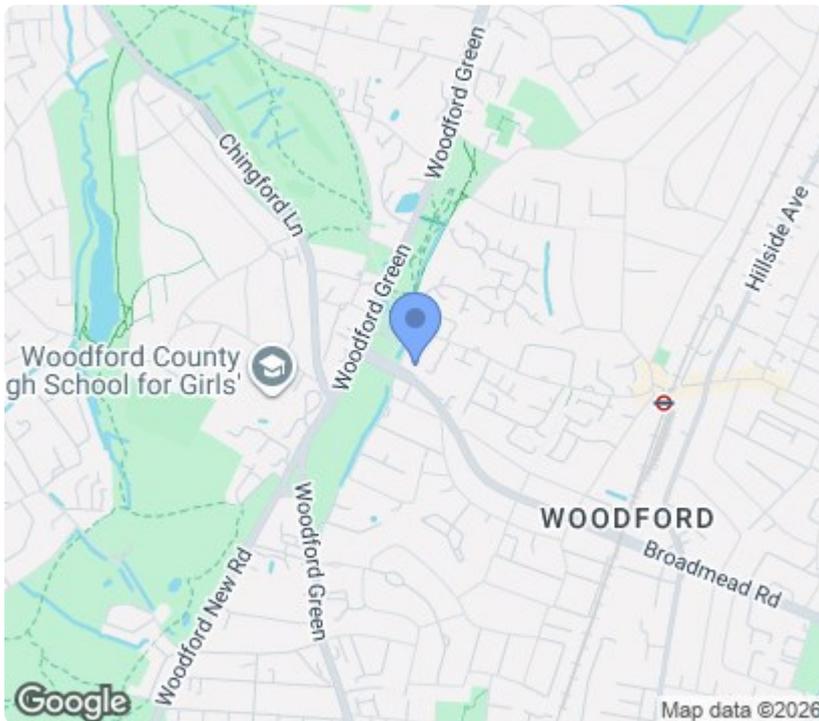


First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
72			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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