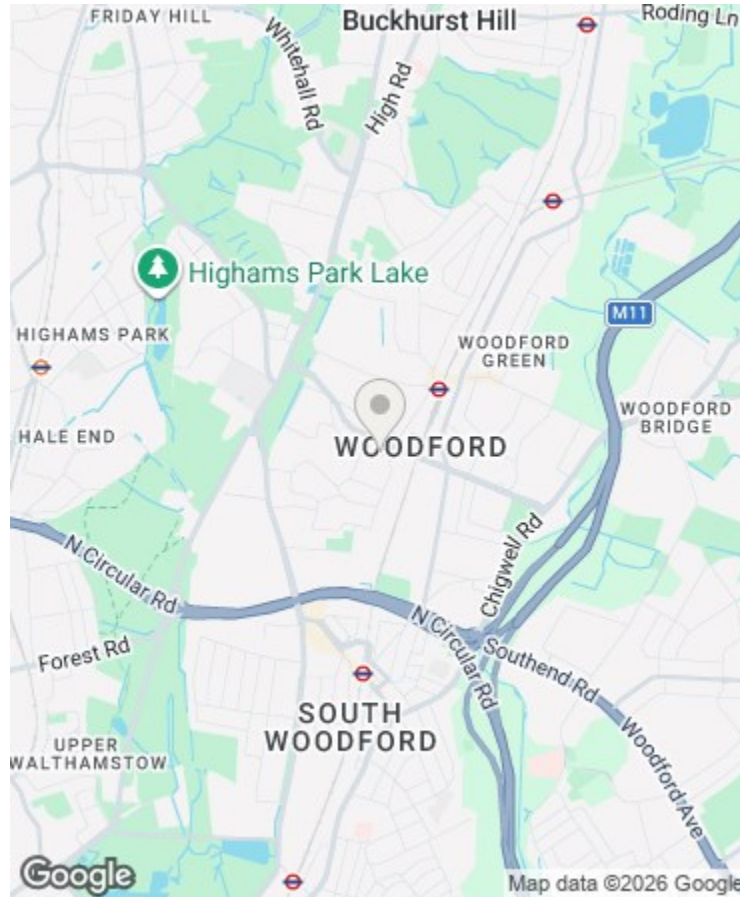




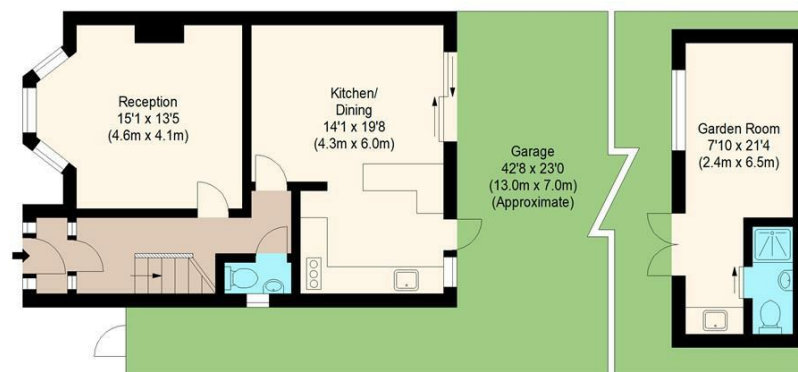
Directions

Viewings

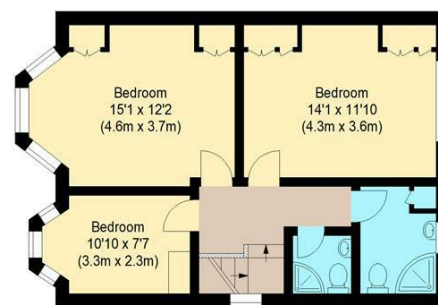
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

william rose
Broadmead Road, IG8

Approximate Gross Internal Floor Area : 104.05 sq m / 1120 sq ft
Garden Room : 15.61 sq m / 168 sq ft



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: 12/6/2024



55 Broadmead Road, Woodford Green, IG8 0AT

£2,500 PCM

- Three Bedroom Family Home
- Spacious Kitchen/Diner
- Off-Street Parking
- Substantial Outbuilding
- Good size garden
- Approx. 1,120 Sq Ft
- Bay-Fronted Reception Room
- Close to Woodford station
- Popular schools close by
- Popular Woodford Green Location

55 Broadmead Road, Woodford Green IG8 0AT

This charming 3 bedroom house on Broadmead Road, located in the desirable area of Woodford Green being a short walk from the station and close to popular local schools.

 3

 2

 1



Council Tax Band: E



A spacious end-of-terrace family home offering approximately 1,120 sq ft of internal accommodation, together with off-street parking, a rear garden and an exceptionally useful large outbuilding. Set back from the road behind a block-paved driveway, the property provides generous off-street parking and an attractive bay-fronted exterior.

The ground floor comprises a welcoming entrance hall leading into a well-proportioned front reception room measuring approximately 15'1" x 13'5". The large bay window provides plenty of natural light and creates a comfortable main living space.

To the rear is an impressive 19'8" x 14'1" kitchen/dining room, providing excellent space for everyday family living and entertaining. The fitted kitchen offers a good range of storage and work surfaces, with access leading towards the rear garden. A ground-floor WC completes this level.

The first floor provides three bedrooms, including two particularly generous doubles. The principal bedroom measures approximately 15'1" x 12'2", the second approximately 14'1" x 11'10", while the third bedroom measures approximately 10'10" x 7'7". There is also a family bathroom and separate WC.

Outside, the property benefits from a rear garden with both lawn and patio areas.

A real feature of the property is the substantial outbuilding. This provides a considerable amount of additional space. This offers excellent flexibility for use as a home office, gym, studio, hobby space or additional recreational area.

With generous accommodation, extensive additional outbuilding space and off-street parking, this is a highly versatile family home in a popular Woodford Green location.

Broadmead Road is conveniently positioned for the amenities and transport connections of Woodford Green and the surrounding area. Woodford Underground Station provides Central line services into the City and West End, while South Woodford and George Lane offer a wider selection of shops,

cafés, restaurants and everyday amenities.

The area is popular with families thanks to its residential character, schooling options and access to green open spaces. Epping Forest is also within easy reach, providing extensive opportunities for walking, cycling and outdoor recreation. Road connections are convenient for the A406 and M11, making the location well placed for those travelling both into and out of London.