



Brackley Square, Woodford Green, IG8

Price Guide £775,000 Freehold

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	1	1
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



COUNCIL TAX BAND D  
FREEHOLD  
EPC RATING D

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.





Churchill estates are pleased to present this 1930s four bedroom extended end terraced home set within this pleasant residential turning. The property comprises of a larger than average entrance hall, thru- lounge, modern extended fitted kitchen, four first floor bedrooms and a contemporary style bathroom. The rear garden extends to a good size and the front garden is block paved and provides off street parking for 2 cars. The home is in a great location for local shops and a 15 min approximate walk to Woodford tube line.

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