

A Four Bedroom End Of Terrace House

**CHURCHILL**  
estates



**TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.0 SQ.M.)**  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 identification 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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| 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.



**Brackley Square, Woodford Green, IG8**  
Price Guide £775,000 Freehold



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Email [southwoodford@churchill-estates.co.uk](mailto:southwoodford@churchill-estates.co.uk)

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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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