



BRACKLEY SQUARE, WOODFORD GREEN
Offers In Excess Of £650,000 Freehold
3 Bed House



Features:

- Three Bedroom 1930's End Terrace
- Driveway For Multiple Cars
- Refurbished & Immaculate Throughout
- Beautiful Kitchen Extension With Bi-Folds
- Utility Room With Side Access
- Ground Floor WC
- Potential For Loft Conversion
- Quiet Residential Location Close To Ray Park

This beautifully refurbished 1930s end terrace offers an impressive blend of period charm and modern living. The property includes three well-proportioned bedrooms, a stunning kitchen extension with full-width bi-folding doors, and a convenient ground floor WC. Underfloor heating flows throughout the downstairs spaces and the upstairs bathroom, bringing a subtle sense of warmth and luxury to everyday living. A discreet utility space with side access adds practicality, while the spacious driveway provides parking for multiple cars. Thoughtful touches include TV aerials neatly wired into every room and a boarded loft with lighting and a plug socket for versatile storage. Immaculate throughout, the home also offers exciting scope for a future loft conversion (STPP), allowing new owners to extend and evolve the space to suit their needs. Set on a quiet residential road close to Ray Park and local amenities, it's a wonderful choice for those seeking space, style and comfort in one of Woodford Green's most appealing neighbourhoods.

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0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
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IF YOU LIVED HERE...

Charming and full of character, this semi-detached home blends classic brickwork with Tudor-style detailing to create a welcoming first impression. Paved frontage offers off-street parking, while a gated side access leads conveniently to the utility room. Inside, the hallway is bright and inviting, with crisp white finishes and polished flooring that reflect natural light. Built-in storage beneath the staircase keeps the space neat and uncluttered, setting a calm and refined tone that continues throughout. In the front reception, soft neutral tones and handsome wall panelling create a warm and elegant atmosphere, enhanced by the broad bay window that floods the room with light. An integrated electric fireplace forms a striking focal point, balancing modern design with cosy appeal.

To the rear, an impressive open-plan kitchen, dining and living area unfolds in a seamless sweep of light and space. Deep-toned cabinetry and a central island form a stylish backdrop for gatherings, while the skylight and full-width bi-folding doors bring in sunshine and open directly onto the garden. A utility area and a boldly styled WC with patterned wallpaper and marble-effect tiling complete the ground floor.

Beyond the bi-folds, the garden offers an inviting mix of decked and lawned areas. The raised terrace provides space for al fresco dining or summer evenings outdoors, while the lawn is framed by mature trees that create a sense of privacy and calm. Upstairs are three beautifully presented bedrooms, two spacious doubles and a third currently arranged as a study. The principal bedroom benefits from hotel-style three-way light

controls, offering convenience and ambience at the touch of a switch, while the wide bay window floods the space with natural light. The bathroom completes this level, a refined space featuring a bath and overhead rain shower.

Set within the leafy surroundings of Woodford Green, the home enjoys easy access to a fine mix of local favourites and green open spaces. Nearby eateries such as Kome Japanese Sushi and Rosso offer relaxed dining, while The Crown & Crooked Billet and The Three Jolly Wheelers provide welcoming pubs for Sunday lunches or evenings with friends. Independent shops and cafés lend the area a friendly, village-like atmosphere, with everyday conveniences close at hand. Ray Park, just a short stroll away, offers a peaceful retreat with scenic walking paths, a play area and a popular café. Families are well served too, with excellent schools nearby, including the outstanding Ray Lodge Primary less than ten minutes' walk away.

WHAT ELSE?

Woodford Station is just over fifteen minutes away, providing swift links to central London via the Central Line. The area is also well served by local bus routes connecting to neighbouring spots such as South Woodford, Buckhurst Hill and Chigwell, making travel across East London and beyond easy and reliable.



A WORD FROM THE EXPERT...

"For those of you who aren't familiar with Woodford Green, a drive or walk around the area will quickly give you a sense of what a fantastic place it is. But here's a bit of insider insight. I first got to know Woodford Green through its brilliant food, drink and nightlife. There's a great mix of places to suit all tastes, and I've enjoyed trying plenty of them! From cosy pubs and independent cafes to stylish cocktail bars and lively restaurants, there's always somewhere new to discover. Food lovers are truly spoilt for choice here. You'll find everything from traditional fish and chips to fresh Mediterranean dishes, hearty Sunday roasts to authentic Italian cuisine, there's no shortage of local favourites to enjoy. Whether you're grabbing a quick bite or settling in for a long lunch with friends, the local dining scene is full of flavour and variety. One of the things that makes Woodford Green really special is how much green space there is to enjoy. It's right there in the name, after all. Epping Forest is just minutes away and offers one of the South East's most impressive natural landscapes. Closer to home, Ray Lodge Park is a popular spot for families and dog walkers, with its well-kept paths, children's play area, and peaceful woodland."

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Reception Room

11'8" x 13'5"

Kitchen / Dining / Reception Room

17'5" x 23'9"

WC

Utility Room

4'9" x 12'1"

Bedroom

10'5" x 14'0"

Bedroom

10'11" x 13'2"

Bedroom

6'4" x 8'0"

Bathroom

5'10" x 6'9"

Garden

65'7"



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