



BRANDESBURY SQUARE, REPTON PARK, IG8

£1,000,000 Freehold

Three Bedroom Townhouse | 2,586 Sq Ft Including Garage (Approx) | Gated Development with 24-Hour Security | Three Bathrooms Plus Guest WC | 23 Ft Reception Room | 20 Ft Kitchen/Dining Room | Separate Utility Room | Private Rear Garden | Integral Garage | Generously Proportioned Bedrooms

- Integral Garage
- Private Rear Garden
- Three Bedroom Townhouse
- Prestigious Repton Park Development
- Approximately 2,586 Sq Ft Including Garage
- Arranged Over Three Floors
- 23 Ft Reception Room

Situated within the prestigious Repton Park development, this substantial three-bedroom townhouse offers approximately 2,586 sq ft of accommodation, including an integral garage, arranged across three floors.

The ground floor comprises an entrance hall with guest WC, a separate utility room and an impressive kitchen/dining room measuring over 20 ft in width. The kitchen provides generous space for dining and opens directly onto a private rear garden. An integral garage, extending to over 22 ft, provides secure parking and additional storage space.

The first floor is dedicated to two exceptionally spacious rooms, including a reception room measuring approximately 23 ft x 18 ft and a bedroom measuring over 20 ft in length, served by a separate bathroom. The reception room occupies the full width of the property and benefits from French doors, creating a particularly generous principal living area.

The second floor comprises two further substantial bedrooms, both benefiting from en-suite facilities. The master bedroom measures approximately 21 ft x 20 ft and includes a range of built-in wardrobes.

Repton Park is a distinctive gated residential development set within extensive landscaped grounds in Woodford Green. Known for its historic architecture, established surroundings and 24-hour security, the development offers a peaceful residential setting whilst remaining within reach of local amenities and transport connections.

With its generous room dimensions, flexible three-storey layout and private outdoor space, this is a substantial townhouse in one of Woodford Green's most recognisable residential developments.

Service charge: £1,800.00 per annum (approx)

Council Tax Band: G
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Brandesbury Square

Approximate Gross Internal Area

Ground Floor = 53.3 sq m / 574 sq ft

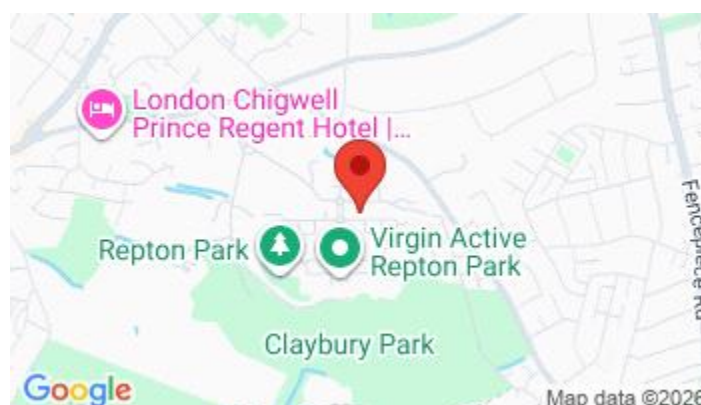
First Floor = 82.7 sq m / 891 sq ft

Second Floor = 82.7 sq m / 891 sq ft

Garage = 21.3 sq m / 230 sq ft

Total = 240.0 sq m / 2586 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.