



## Directions

## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



william rose  
Horn Lane, IG8

Approximate Gross Internal Floor Area: 148.96 sq m / 1603 sq ft  
Garage: 13.75 sq m / 148 sq ft



28 Horn Lane, Woodford Green, IG8 9AA

Guide Price £950,000

- 4 bedrooms
- Large rear garden
- Garage to the rear
- 2 bathrooms
- 2 reception rooms
- Double fronted
- Off street parking
- Close to popular schools
- Ground floor W.C
- Large plot



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: 15/10/2024

## 28 Horn Lane, Woodford Green IG8 9AA

Located in popular Horn Lane is this extended 1930's four bedroom family home which is located within a short walk of the local amenities, central line and schooling options. Offers large garden, garage and parking



Council Tax Band: F



Situated on a wide plot in the heart of Woodford Green, on the sought-after Horn Lane, is this beautifully extended 1930s four-bedroom family home that offers everything you need for contemporary living. This double fronted charming property provides well-proportioned living spaces, making it an ideal family residence. The current owners have cherished this home for years, and their care and attention are evident throughout.

Inside, the house boasts a spacious front reception room with a bay window, a rear reception room that opens onto a patio, and a generously sized 17ft kitchen leading to a study. The ground floor also features a convenient cloakroom.

The garden is a standout feature, offering a stunning outdoor space perfect for entertaining or relaxing. With a large patio and a decked seating area leading to a well-maintained lawn, it's perfect for summer BBQs and soaking up the sunshine. The garden stretches nearly to 100ft and is bordered by mature shrubs and flowers, complete with side access, a shed, and a garage at the rear.

The first floor continues to impress, with a well-planned layout that includes a galley landing, four bedrooms, and two bathrooms. In addition to the ample reception rooms, there's a conservatory, a ground-floor W.C., and a fitted kitchen diner leading to a separate utility room.

Horn Lane is a highly desirable location, perfect for commuters with Woodford station just a few minutes' walk away, offering direct Central Line services to Liverpool Street (20 minutes), Stratford, and the West End (27 minutes). The area combines the best of both worlds – access to green spaces like Epping Forest and all the shops, restaurants, and amenities of Woodford. Excellent private and state schools are also within easy reach, making this an ideal location for families

Freehold

EPC - D

Council tax - Redbridge band F

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.