

MORNINGTON ROAD,  
WOODFORD GREEN,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stunning detached Victorian property | Extended and refurbished by the present owners | Four bedrooms, three bathrooms | Wonderful mix of period & contemporary features | Open plan kitchen / living space with bespoke fittings | Principal bedrooms with air conditioning | 120ft rear garden backing onto forest | Woodford Wells Conservation Area  
Excellent location for State & Independent Schools | EPC rating *tbc* / Council Tax band F

**Guide Price**  
**£1,420,000**



A stunning late-Victorian detached family home which has been completely transformed by the present owners. The property offers a wonderful mix of both period and contemporary features and briefly comprises of four bedrooms, two with en suites, a generous principal reception and a superb open plan kitchen/living space opening onto a large rear garden which backs onto Epping Forest.

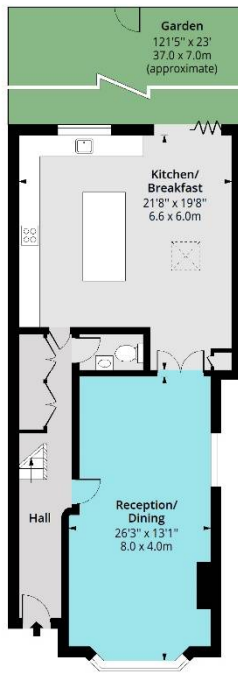
**Location** Mornington Road is a highly sought after location, being ideally situated for a number of excellent State and Independent Schools. The road is set within the heart of the Woodford Wells Conservation Area and is surrounded by Epping Forest and Woodford Golf Course, so a perfect spot for any family. Woodford & Buckhurst Hill Central Line along with Chingford British Rail stations are all close by and for road users the M11, M25 and routes into London are close by. There are plenty of leisure pursuits on offer, with an excellent range of sports clubs, the golf course and a David Lloyd Centre a short drive away.

**Interior** This three storey detached property offers over 1,750 sq. ft. of accommodation all finished to the highest of standards. The ground floor commences with a welcoming entrance hall which immediately indicates the quality of the refurbishment undertaken by the present owners, using original reclaimed materials wherever possible. There is an elegant reception room with wooden flooring, antique open fireplace and sash windows with cafe style shutters. This room opens to a generous kitchen / living space which offers a bespoke Shaker style wooden kitchen with a large island and ample space for sitting and dining areas. Bi-fold doors open to the rear garden making the perfect space for entertaining. Off the hall is a handy cloak cupboard, utility room and guest w/c. On the first floor are three well-appointed bedrooms, the principal bedroom with an en suite shower room, along with a luxury family bathroom. On the top floor is a further double bedroom with its own en suite shower room, and this room, along with the larger bedrooms on the first floor, have air-conditioning.

**Exterior** The front garden has electric gates and is paved to offer parking for up to four cars with attractive shrub borders and there is a pathway to the side giving access to the rear garden. For electric vehicle drivers there is an EV charging point connected. The rear garden is an absolute treat, over 120ft in length with Epping Forest as a back drop. There is a York stone patio directly to the rear of the house with the remainder predominantly laid to lawn with mature shrub and tree borders. There is a private service road to the rear of the garden, accessed from further down Mornington Road, and the present owners did have approval for a garage/outbuilding to be built at the end of the garden. There is also a gate from the garden giving direct access into the forest.

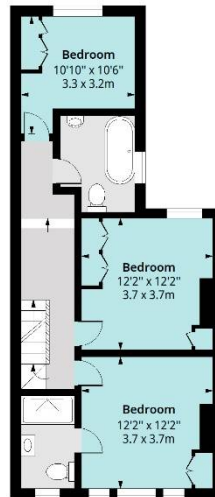
# Mornington Road, IG8

Approx. Gross Internal Area 1760 Sq Ft - 163.50 Sq M



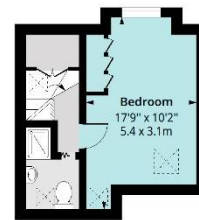
**Ground Floor**

Floor Area 878 Sq Ft - 81.57 Sq M



**First Floor**

Floor Area 638 Sq Ft - 59.27 Sq M



**Second Floor**

Floor Area 244 Sq Ft - 22.67 Sq M



**Certified  
Property  
Measurer**

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.

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Date: 30/9/2025

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 1st October, 2025

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