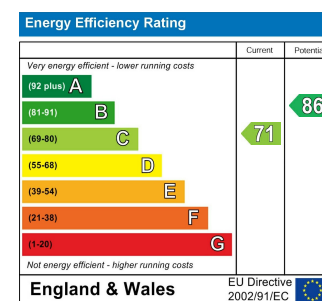




Total Area: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## HORN LANE, WOODFORD GREEN

### Offers In Excess Of £625,000 Freehold

### 3 Bed House - Terraced



#### Features:

- Three Bedroom Terraced House
- Modern Upstairs Bathroom
- Landscaped South Facing Garden
- Driveway
- Quiet Residential Turning
- Catchment for Fantastic Selection of Schools
- Close to Parks & Green Space
- Well Presented

A spacious and stylish, three bedroom terrace, full of fabulous designer flourishes and all set on a tranquil quiet turning. There's a lovingly landscaped south facing garden, private driveway and a modern first floor family bathroom.

You're perfectly placed to stretch out in nature, surrounded by green spaces and captivating countryside. Yet you have the all the amenities of city living on your doorstep, along with Ofsted rated 'Outstanding' schools within walking distance and exceptional transport links.

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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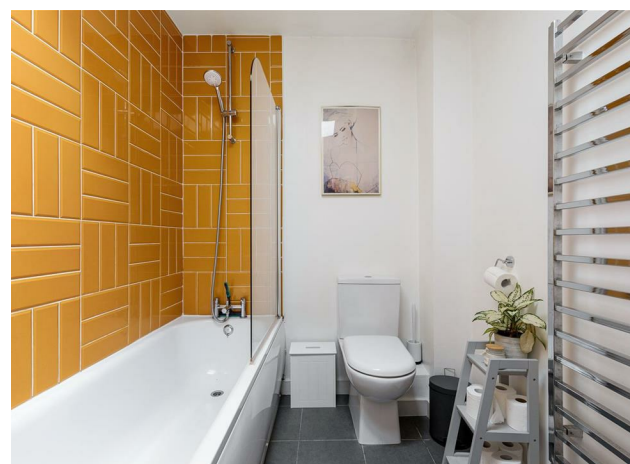
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**IF YOU LIVED HERE...**

You'll be instantly impressed with your home's characterful and chic frontage. Inside, blonde engineered wood stretches out underfoot in your fresh white, 300 square foot open plan living area. All lit by a large feature window and sleek recessed spotlighting. Into your kitchen and the dreamy decor continues, with oak toned engineered hardwood rolling out underfoot, plentiful pretty taupe shaker cabinets, topped with a border of luxurious letterbox tiling and finished with a flourish of gorgeous gold toned fixtures. That south facing garden promises sun late into the evening, and a pristine patio area, gives way to a luscious landscaped lawn, all bordered by established raised beds, home to an enchanting array of beautiful blossoms and durable, artificial turf.

Heading back inside and upstairs, your hall features imaginative built in shelving and your banister is beautifully bold in contrasting anthracite grey. In your flawless family bathroom, opulent ochre tiling surrounds your deep tub with overhead shower and sleek slate grey flooring flows out, all finished with a chic chrome feature towel rail. Your three bedrooms are carpeted in sumptuous soft taupe, with the principal sleeper to the rear, offering gorgeous garden views and bountiful built in storage. Your second bedroom is a flawless ochre haven, with more built in storage. Bedroom three is characterfully decorated, currently in use as a nursery, but would also serve as a handsome home office.

You're spoilt for choice when it comes to gorgeous green spaces, with the enchanting Epping Forest a twenty minute stroll away and wonderful winding Roding Valley Park and its magical lakes and meadows just twenty minutes in the other direction. Even closer to home, you also have the tranquil Parkland Road Garden a five minute walk away and the vast Churchfields Recreation Ground half a mile away. You're also just over half a mile or a six minute cycle from all of the amazing amenities, restaurants, boutiques and coffee shops of the Broadway and High Road.

**WHAT ELSE?**

- For exploring or commuting, Woodford Station is only eleven minutes away on foot and the Central Line will zip you to Liverpool Street in just over twenty minutes.
- Parents will be particularly pleased at the five Ofsted rated 'Outstanding' schools within a mile. Your nearest secondary, Woodbridge High School, is seven minutes on foot and your closest 'Outstanding' primary, Churchfields Junior School, is a thirteen minute walk away.
- You have that private driveway for off street parking, and drivers will be delighted, that they can be on the North Circular in around seven minutes.



**A WORD FROM THE OWNER...**

"We count ourselves very lucky to live in Horn Lane. There is a really warm community feel on this tree-lined street, with a lovely mixture of young families and older residents, and we'll definitely be staying in touch with the friends we've made. The house has been perfect for us as we've grown from a couple to a family of four; the rooms are spacious and there's decent built in storage all over the house. Our favourite room is the large, bright kitchen which is great for cooking and hosting as we so love to do. On sunny days the gorgeous light floods through the rear windows into the kitchen and the master bedroom, and in the cooler months the front room is warm and cosy. The low maintenance south facing back garden is ideal for BBQs, paddling pool fun, and dining al fresco. Etched into Epping Forest, Woodford Green is ideal for weekend strolls in the countryside, but also conveniently just 40 minutes from Central London, with the central line station just 5 minutes from ours. The very nearby Broadway has all the amenities you could need; shops, restaurants, salons, doctor, dentist, gym, library and an Italian deli we absolutely love for authentic ingredients and impromptu wine tasting! For anything more South Woodford is a short drive and has supermarkets, pubs and a cinema. And a real bonus is the convenience store literally at the top of the road, just 30 seconds away! There are also a number of parks within walking distance and a very close by dog park. We hope whoever chooses to buy this place will be very happy here!"

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**Reception Room**  
19'10" x 15'2"

**Bedroom**  
7'11" x 6'10"

**Kitchen**  
15'2" x 11'3"

**Bathroom**  
8'0" x 6'0"

**Bedroom**  
15'3" x 11'3"

**Garden**  
26'2"

**Bedroom**  
13'6" x 8'0"



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