

HORN LANE, WOODFORD GREEN

Offers In Excess Of £650,000 Freehold

3 Bed House



Features:

- Victorian Terraced House
- Three Bedrooms + Family Bathroom
- Beautifully Presented
- Period Features
- Highly Sought After Location
- Catchment for Selection of Schools
- Easy Access to Woodford Station
- South West Facing Garden

This classically beautiful three bedroom Victorian terrace sits in an enviable spot, a short walk from Woodford's lovely amenities, including the tube station - and there's also the lush nature of the River Roding nearby, too.

As well as the south-west facing rear garden, the property benefits from having a large reception, first floor bathroom and converted loft, not to mention the immaculate finish and period features throughout. It's a property that has all the potential to be a dream home, perfect for families looking to lay down roots in a fantastically family friendly area.

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IF YOU LIVED HERE...

Thanks to the beautiful finish and classic design of this home, it'll be a pleasure settling in. It's all ready for you to enjoy, so start getting those guest invites ready.

Your charming frontage will instantly set the tone for any visitors, as will the smart hallway and spotless decor. You'll find more of this pristine finish in the reception room, which is flooded with natural light from the large bay windows, perfectly showcasing the features such as the ceiling rose and stunning mantelpiece enclosing the wood burning stove. You'll love the extra touches such as the custom carpentry, ornate radiator covers and parquet flooring.

Head to the rear and you'll come across your rustic-style kitchen, where you'll appreciate features old and new, from the contemporary integrated appliances to the more traditional-style touches such as the exposed brickwork, flagstone tiling and sage units. It'll be a joy to head out onto the patio during warmer months - you've got a mix of beds, a low maintenance lawn and a shed at the rear.

On your first floor, you've got two thoughtfully designed bedrooms, both with in-built storage. There's also a pristine family-bathroom with gorgeous

vintage-style fittings and an over-tub shower. Up in the converted loft you've got a double bedroom and plenty of eaves storage.

As for beyond, not only are you within a short walk of Woodford tube station (on the Central line), but there's plenty to do locally. For instance, you're only a short hop from the River Roding, where you can find some lovely waterside trails. You've also got easy access to South Woodford for more brilliant amenities.

WHAT ELSE?

- Drivers can be on the North Circular and M11 in just a few minutes, or the M25 in around 10 minutes.
- Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford. Be sure to visit Jones & Son, a lively restaurant offering fine dining less than a mile away.
- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area (one of the reasons so many people are keen to make this move).



A WORD FROM THE OWNER...

"We have loved every minute of this house and living on Horn Lane. There is a lovely community on the street with a mix of families and older residents. Everyone is welcoming, friendly and always offers to help!

This house has been perfect as we have grown from a couple to a family of four with good size rooms and a lovely open feel. We love the light you get through the large windows, the space you feel with the high ceilings, and using the wood burner on cold winters evenings! With two young children we have enjoyed a lot of time in the low maintenance garden playing, and eating BBQs.

The surrounding area has everything you could want. The tube and motorways are right on your doorstep. The area is well know for its Good and Outstanding Pre-Schools, Schools and High-Schools! Then for the weekends you have lots of green space and parks to enjoy. You are a few minutes walk to great independent shops, cafes and restaurants. And there is a great little corner shop at the end of the road which we use all the time!

We hope that whoever buys this house will enjoy it as much as we have!"

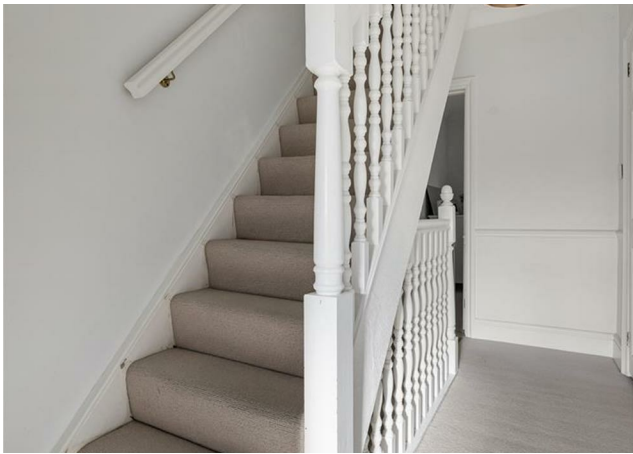
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Reception Room

14'5" x 22'3"

Kitchen

7'9" x 9'10"

Bedroom

14'6" x 11'5"

Bedroom

8'8" x 10'4"

Bathroom

7'9" x 9'10"

Bedroom

13'4" x 10'11"

Garden

14'0" x 36'1"



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