



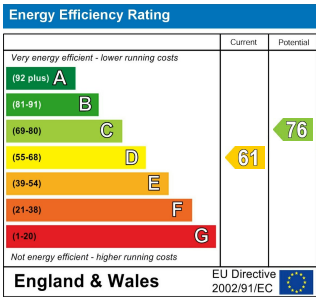
HORN LANE, WOODFORD GREEN  
Offers In Excess Of £900,000 Freehold  
4 Bed House



Features:

- Four Bedrooms
- Edwardian Terrace
- Beautifully Presented
- Extended Kitchen
- Short Walking Distance to Woodford Tube Station
- Ground Floor WC/ Utility
- Loft Converted
- Easy Access to Epping Forest
- South Facing Garden

This beautiful four-bedroom Edwardian home is situated on a peaceful street in a well connected part of Woodford Green, just a short stroll from Epping Forest. The thoughtful blending of original features and contemporary updates results in a striking space, spread across three spacious floors. Amongst the highlights, you've got a ground floor WC/utility, impressively extended kitchen/diner, converted loft, two bathrooms, plus a secluded south-facing rear garden. It's all ready to be enjoyed.



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## IF YOU LIVED HERE...

The front reception room is full of period charm and awash with natural light thanks to the generous windows. The fireplace, ornate coving and sash windows are a reminder of the home's traditional roots, but the considered decor and polished finished bring it all bang up to date. You'll love the extra touches such as the bespoke shutters and custom carpentry, too.

There is the flexibility to have one big open space or two due to sliding doors, which lead to the impressive kitchen/diner. Here you'll find sleek units, high end appliances and a central island as the focal point. It's all beautifully bright thanks to the generous amount of glazing, and the separate WC/utility will be a real convenience, while the new boiler will give you peace of mind.

During warmer months, you can spill outside to south-facing rear garden and enjoy the striking array of mature foliage from the decked patio.

On the first floor, the three pristine bedrooms have been thoughtfully decorated, with more of those lovely period features.

The family bathroom has been artfully designed, with twin basins. Meanwhile, up in the converted loft, you have your master, which boasts a smart ensuite and plenty of storage.

Venture down your tree-lined street to the Woodford Green, which has great amenities including the station, where the Central line gets you to Liverpool Street in just 21 minutes.

## WHAT ELSE?

-You'll be pleased to note that the North Circular and M25 are conveniently located, although not close enough to impact on all that peace and quiet.

-Nearby amenities include much-loved traditional pub Travellers Friend, and the Wells Tennis Club, a friendly local institution with well-kept courts and a strong community feel, offering a great place to play or take lessons all year round.

-Parents will be particularly impressed with the choice of local schools. It's one of the reasons this area is so popular with families. Nearby you've got Churchfields Primary, Woodford Grammar and Woodbridge High School, which have all been most recently judged 'outstanding' by Ofsted.



## A WORD FROM THE OWNER...

"This has been a wonderful home to grow our family in.

With Churchfields Field and playground nearby, and the green at the top of the road, there's plenty of space for the kids to play.

We've loved being within walking distance of so many great cafes, pubs, and restaurants — our favourites include The Sushi Co, Stora Italian, Mezze on the Green, The Travellers Friend, and Mojoes for brunch.

When we moved in, the house had been beautifully modernised, and we added our own touches — a working fireplace, shaker-style storage, and period features. The landscaped garden with new decking is perfect for hosting, and the stained-glass front door fills the hallway with morning light.

With four bedrooms, there's ample space for a family. We've used the loft as a relaxing work-from-home space, but it's versatile for many needs.

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**Reception Room**  
13'9" x 14'11"

**Kitchen / Diner**  
19'11" x 20'8"

**WC / Utility**

**Bedroom**  
11'1" x 14'11"

**Bedroom**  
11'1" x 12'6"

**Bathroom**  
8'3" x 7'8"

**Bedroom**  
8'3" x 9'10"

**Bedroom**  
14'1" x 17'6"

**Ensuite**  
5'10" x 5'8"

**Storage**

**Garden**  
39'4"



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