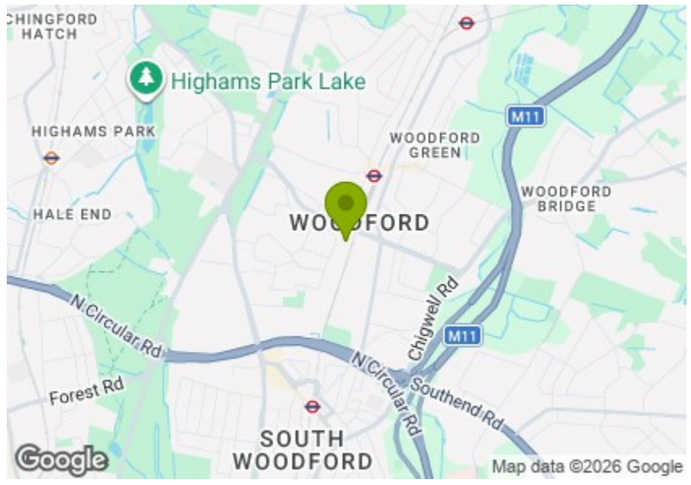
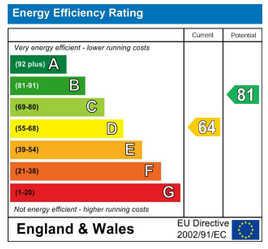
Garden - approx. 4.4m x 8.3m



Total Area: 89.2 m² ... 960 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





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HORN LANE, WOODFORD GREEN

Offers In Excess Of £650,000 Freehold

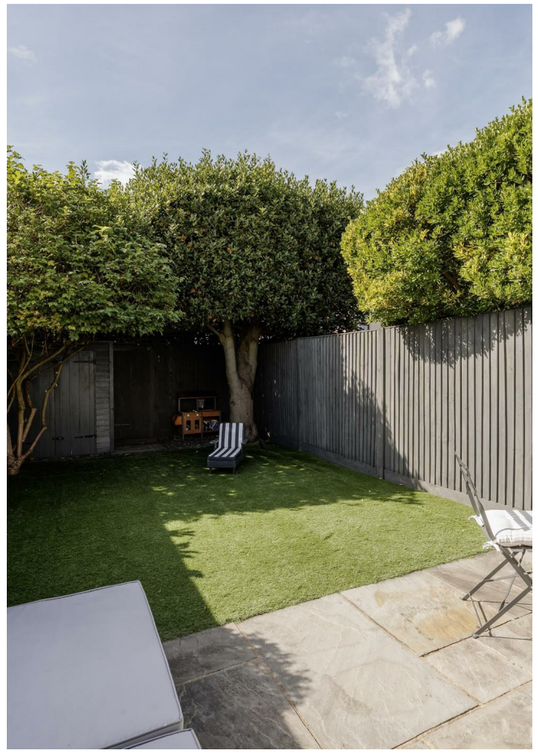
3 Bed House

Features:

- Victorian Terraced Home
- Three Bedrooms & Family Bathroom
- Period Features
- South-West Facing Garden
- Newly Fitted Modern Kitchen
- Through Lounge & Play Room
- Immaculately Presented
- Chain Free
- Easy Access to Woodford Station
- Catchment for Fantastic Collection of Schools

A classically beautiful three bedroom Victorian terrace in Woodford Green, with period detailing, a stunning fitted kitchen and a South-West facing garden. Arranged across three floors and offered chain free, you've got Woodford Station within easy reach, plenty of green space nearby and a strong collection of local schools.

REQUEST A VIEWING
0203 3691818















IF YOU LIVED HERE...

Your charming frontage will instantly set the tone for any visitors, as will the smart hallway and spotless decor. The ground floor starts with a long through lounge, where the bay window brings plenty of light into the front sitting area which is pristinely finished. Painted floorboards run throughout, while ceiling roses & cornicing retain plenty of the home's original character. There's ample room for a dining table towards the rear before the layout continues into the recently fitted kitchen. Shaker-style cabinetry, pale worktops and a simple tiled splashback give the kitchen a clean finish, with good workspace on both sides.

Beyond the kitchen, the play room creates a useful extra living space overlooking the garden. Large windows bring in plenty of daylight, while a door leads outside to the South-West facing garden. A paved terrace sits closest to the house, followed by lawn and established planting, creating an easy outdoor space for dining, playing or simply sitting out when the weather allows.

Upstairs, the first floor holds two bedrooms and the family bathroom. The larger front bedroom has a bay window and a full wall of fitted wardrobes, while the second bedroom sits quietly to the rear. The bathroom has both a bath and separate shower, with large-format grey tiling and streamlined cabinetry. The third bedroom occupies the upper floor, where the skylight draws in natural light and eaves storage runs to either side, giving the room plenty of useful built-in space.

WHAT ELSE?...

- Woodford Station is only 0.4 miles away, offering quick and convenient access to the Central line for direct journeys into the City and West End. The service runs frequently, making commuting simple.

- Churchfields Recreation Ground nearby brings open space and a playground for families, while Epping Forest offers endless woodland walks, cycling paths, and peaceful places to explore.

- The Broadway is your new social hub, with all the day to day amenities you could wish for. Catching up with friends? Head to The Sushi Co. and tuck into a Katsu curry or healthy poke bowl. Or if you're on the go pick up something tasty and convenient from COOK.

-Parents will be particularly pleased at the five Ofsted rated 'Outstanding' schools within a mile.



A WORD FROM THE OWNER...

"We moved here as a couple and over the years this house has become a very happy family home for the four of us. We've made so many memories here and the only reason we're leaving is because we've been given an opportunity to relocate abroad.

We've always loved the location. Woodford really gives you the best of both worlds. The Central line is just a short walk away, making it incredibly easy to get into the City and central London, while Epping Forest is right on the doorstep for long walks and family bike rides.
It's been a brilliant place to raise our children too, with excellent schools within walking distance and everything you need close by.

Most of all, we'll miss the community. It's a really friendly road where neighbours know each other and the street parties are always a highlight. We've been incredibly happy here and hope the next owners will love the house and the area as much as we have."

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Reception Room
11'5" x 22'4"

Kitchen
7'4" x 9'10"

Play Room
7'0" x 8'3"

Bedroom
14'0" x 11'5"

Bedroom
7'4" x 9'10"

Bathroom
7'3" x 10'2"

Bedroom
12'7" x 11'2"





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