Reception Room
13'10" x 14'11"

Kitchen / Dining / Reception Room
19'9" x 21'6"

Bedroom
8'3" x 9'10"

Bedroom
11'3" x 14'11"

Bedroom
11'3" x 12'6"

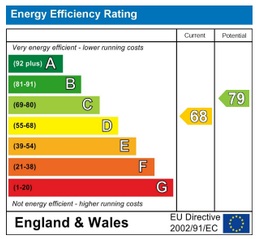
Bathroom
8'3" x 7'10"

Bedroom
14'9" x 18'0"

Ensuite
5'7" x 7'2"

Utility

Garden
21'11" x 39'4"



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HORN LANE, WOODFORD GREEN

Offers In Excess Of £950,000 Freehold

4 Bed House

Features:

- Characterful Edwardian Terraced Home
- Four Bedrooms, Two Bathrooms & Ground Floor WC
- A Wealth Of Charm & Period Features
- Landscaped South Facing Garden With Lush Greenery And Well-Stocked Borders
- Kitchen Extension With Vaulted Ceiling & Bi-Fold Doors
- Loft Conversion With En-Suite Bathroom, Storage & With Far Reaching Views
- Surrounded By Other Impressive Period Homes & With Garden Rear Access
- Short Walk To Woodford Station & Entrance To Epping Forest

Set within a timeless terrace of Edwardian homes, this beautifully designed four-bedroom property combines generous period proportions with a stylish modern finish. Arranged over three floors, there's plenty of original character alongside a fantastic kitchen extension, loft conversion and a wonderfully leafy south-facing garden.

You're also ideally placed for Woodford's excellent mix of green space, independent shops and everyday amenities, with a strong selection of well-regarded schools nearby and both Woodford station and the entrance to Epping Forest within easy walking distance.

REQUEST A VIEWING
0203 3691818

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IF YOU LIVED HERE...

You'll enter through an impressive original front door, with stained glass and glazed panels setting the tone for the period character that runs throughout. Inside, the ground floor has that lovely sense - something the Edwardian era is known for, with high ceilings, original detailing and a generous front reception room leading through towards the extended kitchen and dining space.

There are plenty of eye-catching features, from the box bay window decked out in shutters and ornate fireplace to the cornicing and ceiling rose.

At the rear, the kitchen has been cleverly integrated into the space, with plenty of storage and worktop space alongside a sociable breakfast bar and high spec appliances like the range-style double oven.

Generous bi-fold doors open straight onto the garden, creating a true extension of the living space. South-facing and beautifully landscaped, it's a wonderfully secluded space, with a lawn, charming brick pathway and established planting. A pergola provides a natural spot for outdoor seating, while shingle and a summerhouse-style storage area add further character. Enclosed by a combination of original brickwork and contemporary fencing, there's plenty of privacy, as well as rear access.

Upstairs, the first floor has three bedrooms with the proportions and character you'd expect from the home. The family bathroom has been finished with a lovely balance of period-inspired charm and modern fittings, including a freestanding bathtub. Don't forget the ground floor WC, too.

Up in the converted loft, the fourth bedroom makes an excellent master with its dedicated en-suite bathroom, useful storage tucked into the eaves and far-reaching views.

With Woodford on your doorstep, and South Woodford and Highams Park both close by, you've got a great choice of shops, restaurants, green spaces and transport links. Add in the beautiful period character, thoughtful design and gorgeous garden, and this is a true forever home.

WHAT ELSE?
-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.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.
- Moving in celebration? Just a short stroll along Woodford High Road is Pizzeria Bel-Sit, a long-loved Italian restaurant known for its warm atmosphere and authentic food. Locals and visitors alike come here for classic dishes, all served in a lively, family-run setting that feels both casual and special.

A WORD FROM THE OWNER...

"We have really loved this house and completed quite a few renovation projects in the short time we have been here. It is a gorgeous period property with stunning features like the cornices and high ceilings and stained glass door. We have redesigned the garden with all new fencing, landscaping, sheds and limestone patio and lawn and planting. It is a haven now. The loft bedroom has been redecorated with panelling, beam and flooring, we have installed new shutters and stair runner and repainted nearly all rooms in the house. We have redesigned one part of the kitchen with open shelving. There are also antique brass light fittings throughout. All premium quality materials that have greatly enhanced the property and we are in the process of replacing tiles in kitchen and loft bathroom. Everything is to a high finish and serves to complement the original period features and character of this Edwardian property . The house is light, quiet, in a lovely neighbourhood and close to the station. It really is an ideal family home. The fireplaces are stunning and the layout of the ground floor with open plan or closed dividing doors suits family life perfectly. Location is perfect. The nearby shops are so useful. It is an exceptionally convenient location and it feels like you are in the countryside, especially with the village green just five minutes walk up the road. We are only looking to move as we need a bigger house and will miss this beautiful home. The central line is a bonus!"

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