



HORN LANE, WOODFORD GREEN

Offers In Excess Of £800,000 Freehold 4 Bed House



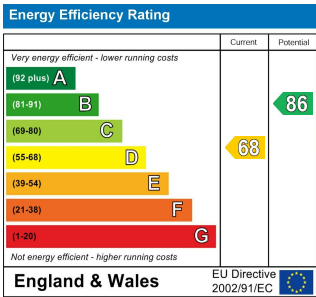
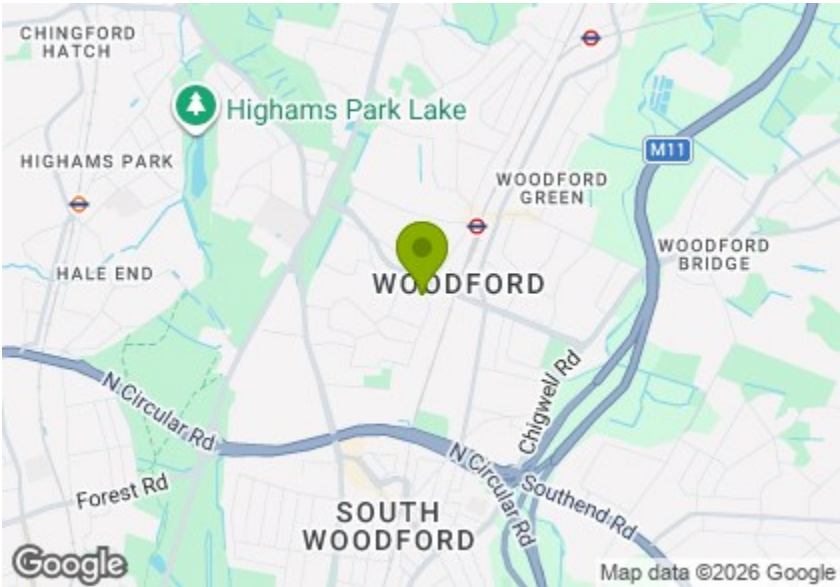
Features:

- Four Bedroom Edwardian Terrace
- Driveway
- 118 ft. South Facing Garden
- Four Bedrooms
- Two Bathrooms
- Period Features
- Loft Extension Opportunities
- Chain Free

A completely covetable four bedroom, two bathroom Edwardian terrace with a 120 foot south-facing garden, a driveway, vintage features and developmental potential. You're on a lovely leafy street in the very heart of Woodford here.

And transport's a cinch. You're seven minutes' walk from Woodford tube station for direct eleven minute runs to Stratford, twenty to Liverpool Street and twenty nine to Tottenham Court Road. Plus the 275, 549 and 675 bus routes run from around the corner for easy access to Walthamstow.

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hello18@stowbrothers.com
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IF YOU LIVED HERE

You'll be basking in the handsome period features of your 195 square foot lounge. An elegantly shuttered box bay window sits to the fore, ushering in natural light across pristine white walls. Refined cornicing runs overhead and an exquisite Edwardian fireplace with timber surround takes centre stage. Follow the earthy tones through to your ninety square foot second reception - it's semi open plan, making the entire space dual aspect. Another shuttered window gives you your first glimpse of that incredible garden.

Back out into the hallway you'll pass your mint green shower room before landing in the 180 square foot kitchen/diner. In here matt white cabinets and matching metro tiled backsplashes sit against timber tones, and French doors open out to your south-facing and incredibly lengthy private garden. It's a beautiful solace. A generous patio area is zoned with a trellis adorned with climbing plants, all leading to the lushest, lengthiest of lawns, carefully curated beds and raised gardening beds backing onto a shed.

Upstairs you'll find four refined bedrooms - three doubles and a single, the sumptuous principal coming in at a substantial 250 square feet. There are more period fireplaces to discover on this storey, plus the family bathroom complete with a shower over the tub and mosaic tiled detailing. This substantial property

can be developed skywards into the loft (subject to usual permission), making this a home that can grow with your clan. Lastly, this abode comes chain free, so you can move straight in.

Outside and you've plenty to see and do close by. Cut down Higham Road for Woodford Green itself. Take your pick from a delectable cluster of high end eateries (for brunch try the berry-covered pancakes at Mojos) here before heading into the endless acres of Epping Forest'. Follow the River Ching up through Hatch Forest and Whitehall Plain, ending up with a Sunday roast at the Queen Elizabeth gourmet pub, or coffee and cake at Butlers Retreat.

WHAT ELSE?

- There are thirteen primary/secondary schools less than a mile away on foot. An incredible six of these are deemed 'Outstanding' by Ofsted, including Woodbridge High School just seven minutes' walk around the corner.
- There's a driveway bursting with fragrant rosemary and lavender to house your motor, ideal for coasting along the North Circular or M11 in mere minutes.
- 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.



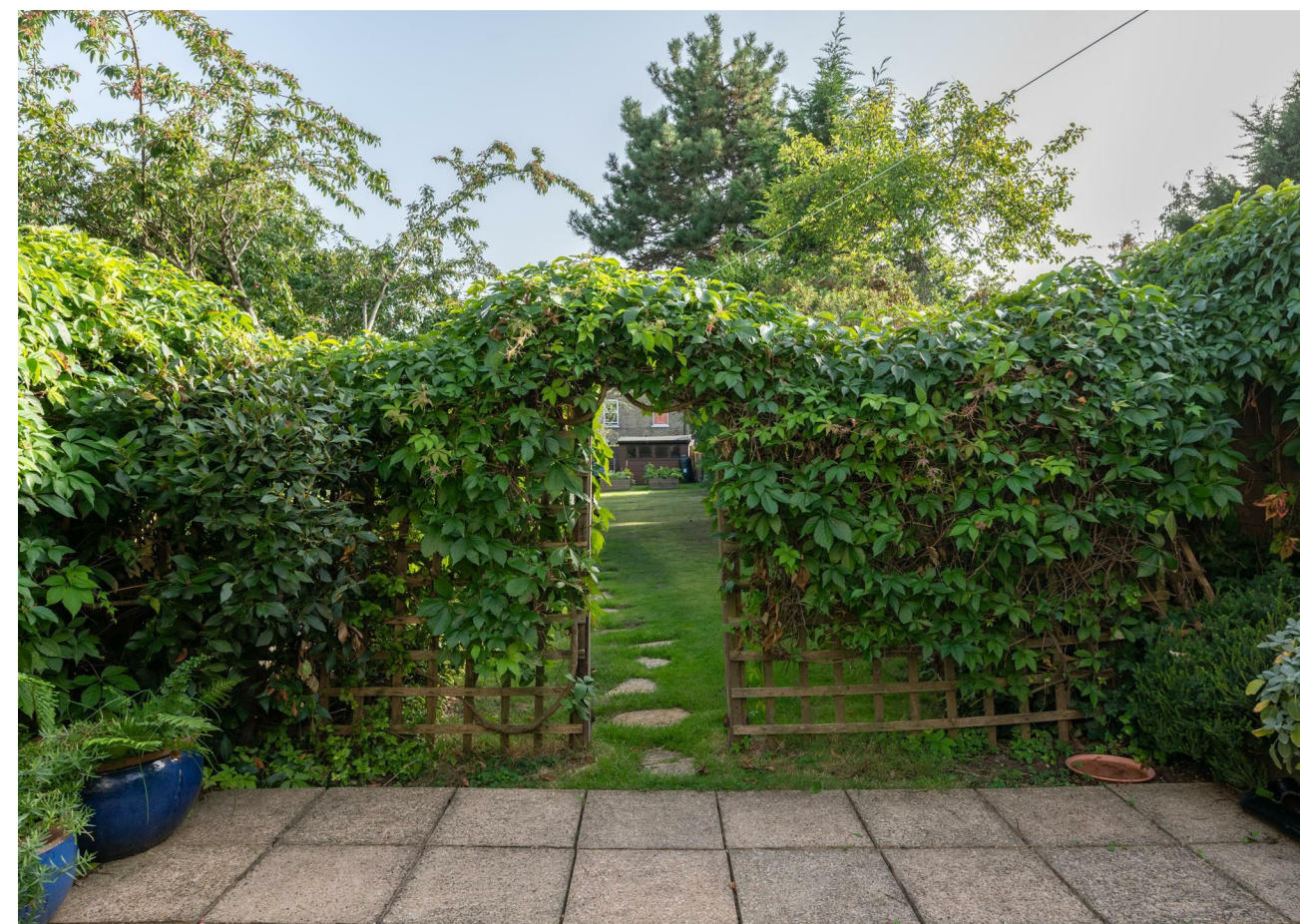
A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezzo on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 SENIOR ADVISOR

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Reception 1
12'8" x 15'2"

Bedroom 2
11'0" x 9'11"

Reception 2
10'11" x 9'0"

Bedroom 3
8'7" x 5'7"

Shower Room
5'9" x 5'10"

Bedroom 4
12'0" x 8'10"

Kitchen/Diner
12'0" x 14'9"

Bathroom
5'10" x 5'10"

Bedroom 1
17'1" x 14'5"

Garden
118'1"



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