

## HORN LANE, WOODFORD GREEN

### Offers In Excess Of £900,000 Freehold 4 Bed House - Terraced



#### Features:

- Square Bayed Edwardian Terrace
- Four Bedrooms & Two Bathrooms
- Loft & Ground Floor Extensions
- Well Stocked South Facing Garden
- Ground Floor WC & Utility Room
- Replacement Double Glazed Sash Windows
- Polished Floorboards & Period Features
- Close To Woodford Station & Epping Forest

This elegant Edwardian terrace blends timeless period detail with thoughtful modern enhancements. Behind its handsome square-bayed façade, generous living spaces unfold across three well-planned floors, with four bedrooms and two bathrooms providing comfort for family life. Loft and ground floor extensions enhance both scale and versatility, while polished floorboards and classic sash windows preserve its historic charm. A beautifully planted south-facing garden offers a private and tranquil backdrop, complemented by a convenient ground floor WC and utility room. Perfectly positioned for Woodford Station and the open landscapes of Epping Forest, this is a home that balances heritage with everyday ease.

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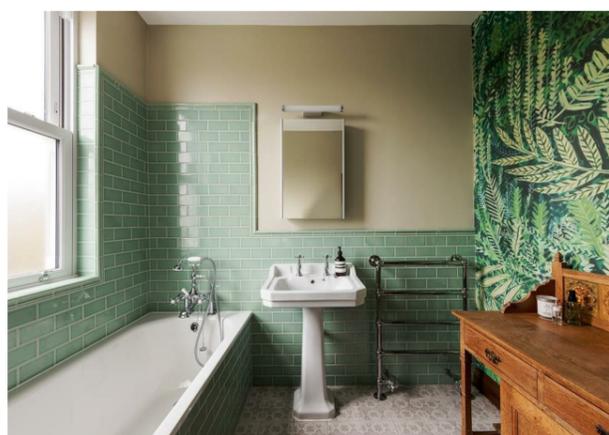
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#### IF YOU LIVED HERE...

The original stained-glass front door opens to a grand hallway where the home's period heritage shines through. Orate cornicing, intricate ceiling roses, and a beautifully crafted balustrade all combine to create a striking first impression, while rich wooden floors and natural timber tones bring warmth and texture.

The front reception room continues the theme of elegance, with a deep bay window drawing in soft daylight and highlighting the decorative cast-iron fireplace. Its generous proportions and refined detailing make it a wonderfully restful yet sociable space.

To the rear, the house unfolds into a stunning open-plan kitchen, snug, and dining area that feels effortlessly harmonious. The kitchen's refined finishes and natural textures create an inviting sense of warmth, while the snug offers a serene corner to pause and unwind. Sunlight cascades through twin skylights, spilling softly across tiled floors before flowing out through expansive bi-folding doors onto the garden beyond. Here, a secluded, south-facing haven awaits, where mature palms and leafy planting frame a soft lawn and a stone patio provides space for relaxed outdoor dining.

Completing the ground floor, a bright utility room and adjoining WC offer practical touches that blend seamlessly with the home's considered flow.

Upstairs, three beautifully balanced bedrooms each reflect a sense of period grace. The principal room features built-in wardrobes and a decorative fireplace, while the others

offer flexibility for family, guests, or work. The bathroom exudes quiet sophistication, with soft green tiles, patterned flooring, and stained-glass windows creating a tranquil, spa-like feel.

On the top floor, a peaceful retreat awaits with fitted wardrobes and French doors opening to a Juliet balcony. A fresh, light-filled shower room completes this elegant and thoughtfully arranged level.

Set within Woodford Green and close to South Woodford, the location offers the best of both worlds, leafy tranquillity with a lively community spirit. Nearby, Woodford Green's cafés and eateries include favourites such as Bread and Marmalade and Rosso Restaurant, while The Cricketers pub provides a classic spot to unwind. A little further along, South Woodford's George Lane offers a vibrant mix of boutiques, independent shops, and a local cinema. Churchfields Recreation Ground brings open space and a playground for families, while Epping Forest offers endless woodland walks, cycling paths, and peaceful places to explore. Outstanding schools, including Churchfields Infant and Junior, add to the area's strong appeal.

#### WHAT ELSE?

Woodford Station is just over ten minutes' walk 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.



#### A WORD FROM THE OWNER...

"We have loved living in this beautiful house on Horn Lane for the last 13 years. It has been a perfect family home. We fell in love with the period features of the house but it is also welcoming and cosy. Our favourite room is the kitchen which is warm and filled with sunlight and looks out onto our beautiful garden. The garden is perfect for drinks on a sunny evening. The utility room is very practical, especially with young children. The recently renovated family bathroom also benefits from lots of sunlight. The home is well situated for the tube offering quick access into London. The area has plenty of restaurants and shops but also green spaces. We love walking our dog on the Green and also in the nearby enclosed dog park. Woodford has outstanding schools nearby within walking distance. We've enjoyed being able to walk our son to school everyday. We hope whoever chooses to live here enjoys it as much as we have."

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**Reception**

13'9" x 14'11"

**Kitchen**

11'6" x 12'5"

**Snug**

7'9" x 8'9"

**Dining area**

13'5" x 8'6"

**Bedroom**

11'2" x 14'10"

**Bedroom**

11'3" x 12'5"

**Bedroom**

8'2" x 9'10"

**Bedroom**

13'11" x 19'8"

**Bathroom**

8'2" x 7'11"

**Shower Room**

5'8" x 7'10"

**Garden**

approximately 39'4"



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