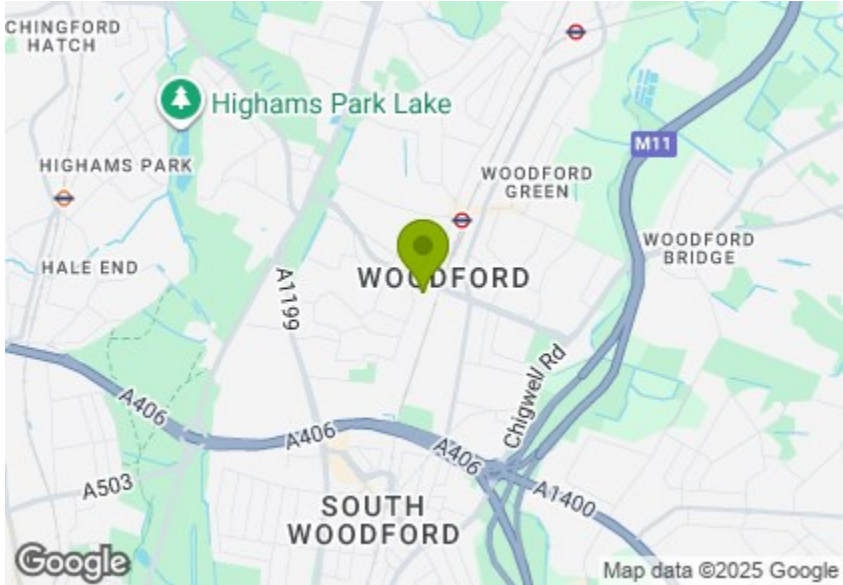


HORN LANE, WOODFORD GREEN

Offers In Excess Of £650,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Three Bedrooms
- Upstairs Bathroom + Downstairs WC
- Utility Room
- Extended Kitchen/ Diner
- Recently Refurbished
- Powered Garden Room
- Catchment for Fantastic Schools

A fabulous three bedroom, one bathroom Victorian terrace home in Woodford Green. Recently refurbished to a high standard, it has a wonderfully designed open plan ground floor with sunny kitchen/diner. A great family home in a super spot.

There's over 1000 square foot of living space behind the classic brick frontage, and at the end of your immaculate garden you'll find a sixty five square foot garden office. With mains electricity and dual aspect windows, it's perfect for anyone working from home.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Your hallway opens out to reveal your reception room, a superb space of 315 square foot, with double glazed box bay window to the front and open staircase to the right. Engineered flooring lies underfoot. The room flows into your 200 square foot kitchen diner, via a three seater breakfast bar, sleek off-white units and marbled worktop. A utility and separate WC are tucked away on the right. Your skylit dining area gives on to your split level garden via bifold doors, with a step up from a generous paved area to a lush lawn. To the end is your garden office, with sixty five square foot of space perfect for working from home.

Upstairs, you'll find the first of your three bedrooms to the rear, this one giving you 105 square foot of space. Bedroom two is next along your landing, ideal as a nursery or a second home working space, perhaps even a walk in wardrobe. Your bathroom has a modern white suite with rainfall shower. Lastly you'll come to your main bedroom to the front, with a wall of bespoke wardrobes and twin windows for maximum natural light. There's 130 square foot to spread out in, with an original fireplace and soft carpet underfoot.

It's just ten minutes' walk to Woodford Station, sat in zone four. From here the Central Line will take you to Stratford in twelve minutes, Liverpool Street in twenty, and Tottenham Court Road in just over half an hour. Drivers will be pleased to find the North Circular and M11 close by. As for green spaces, Woodford Green, Epping Forest and Roding Park are all within a mile of your new home.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Woodbridge High School, Ray Lodge Primary, and Churchfields Infants and Juniors.
- The Odeon South Woodford, an Art Deco institution, is a mile down the road whenever you feel like taking in a movie on the big screen.
- Your new local is The Cricketers, with a large sunny beer garden and a superb Sunday roast menu.



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 Mezze 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 ASSISTANT MANAGER

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Reception Room

22'10" x 14'1"

Kitchen/Diner

21'6" x 10'0"

WC

Bedroom

14'2" x 9'3"

Bathroom

8'7" x 5'7"

Bedroom

8'7" x 5'1"

Bedroom

11'6" x 8'11"

Garden

19'8"

Garden Office

11'6" x 5'6"



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