

## Turpins Lane, Woodford Green, IG8 8BA

Guide Price £650,000

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- Option to extend subject to planning
- Bespoke kitchen with Gas operated Aga cooker & Utility room
- Spacious rear garden with decking, lawn and mature shrubs
- Three bedroom semi detached house
- Spacious open plan kitchen/living room
- Stylish ground floor shower room
- Close to amenities, school catchments & Driveway parking

# Turpins Lane, Woodford Green, IG8 8BA

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Nestled in the charming area of Woodford Green, this delightful 1930s house on Turpins Lane offers a perfect blend of classic character and modern convenience. Spanning an impressive 1134 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The open plan kitchen/living room offers an abundance of space with the kitchen offering ample storage, gas fuelled Aga stove, separate utility room, double doors leading to a south west facing garden. The ground floor also includes a spacious wet room.

The home features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a comfortable guest room and loft access. The family bathroom, is complete with a roll top bath complementing the ground floor shower room, making morning routines a breeze, ensuring that everyone has their own space when needed.

The large rear garden offers a spacious decked area ideal for enjoying some alfresco dining, with a large lawn and shrubs.

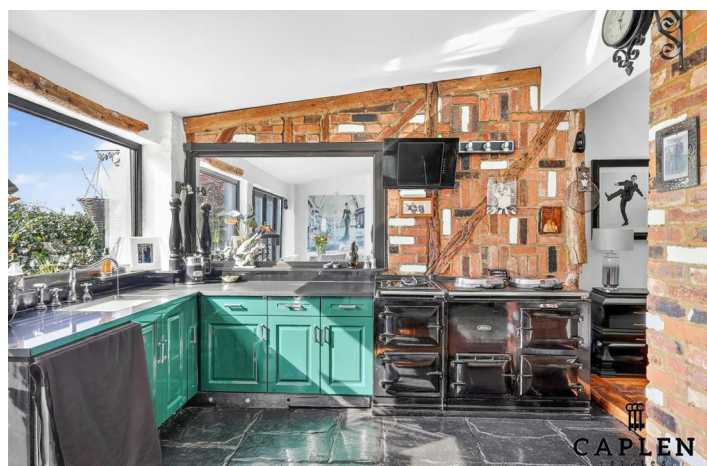
The exterior of the property includes parking for two vehicles, a valuable asset in this sought-after location. The house retains much of its original charm while offering the potential for personal touches to make it your own.

Woodford Green is known for its picturesque surroundings and community spirit, making it an excellent choice for families and professionals alike. With local amenities, parks, and schools within easy reach, this property is not just a house but a place to call home.

This charming residence is a rare find and is sure to attract interest. Do not miss the opportunity to view this lovely home and experience all that it has to offer.



Council Tax Band: D



Kitchen/Lounge Area  
6.91m x 5.38m (22'8" x 17'8")

Dining Room  
4.11m x 3.73m (13'6" x 12'3")

Utility  
3.91m x 1.17m (12'10" x 3'10")

Wet Room  
2.62m x 1.17m (8'7" x 3'10")

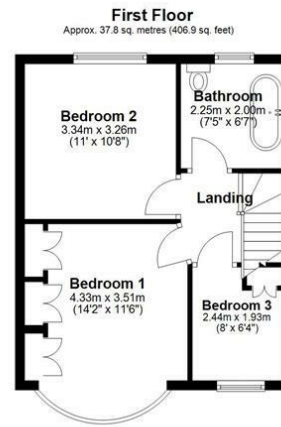
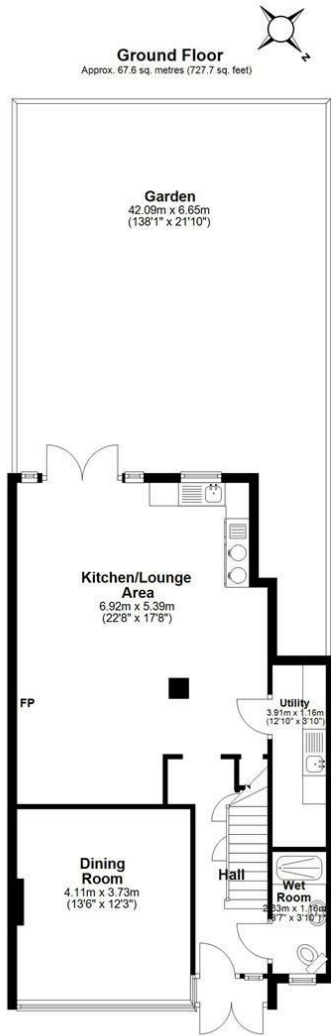
Bedroom 1  
4.32m x 3.51m (14'2" x 11'6")

Bedroom 2  
3.35m x 3.25m (11' x 10'8")

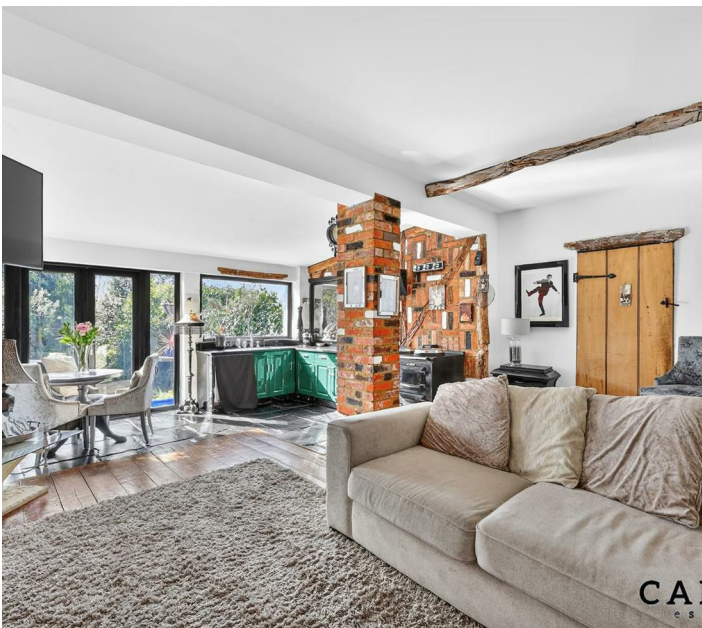
Bedroom 3  
2.44m x 1.93m (8' x 6'4")

Bathroom  
2.26m x 2.01m (7'5" x 6'7")

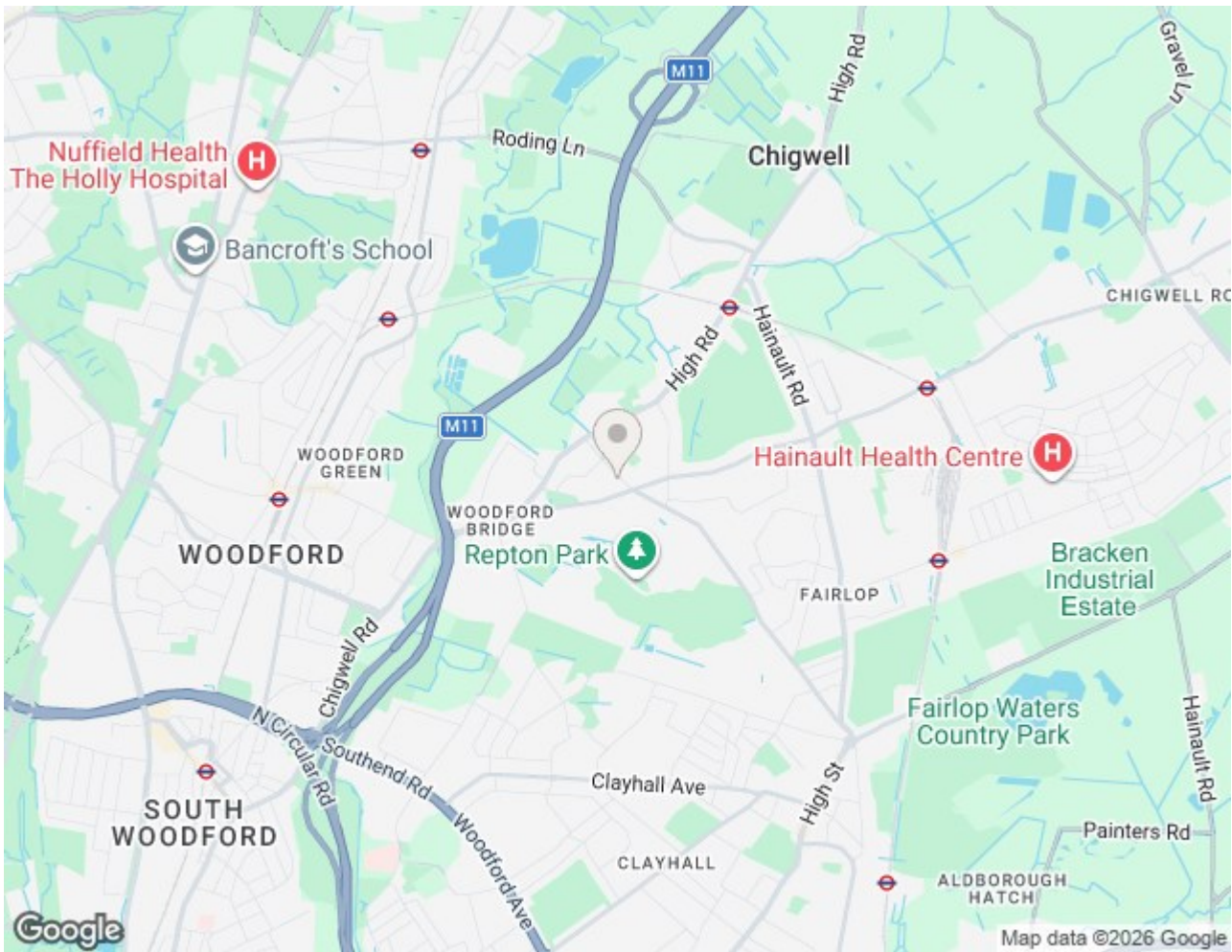
Garden  
42.09m x 6.65m (138'1" x 21'10")



Total area: approx. 105.4 sq. metres (1134.6 sq. feet)







| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>57</b>                  | <b>75</b> |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

EPC Rating:

D

Council Tax Band

D

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.