

# DURDEN & HUNT

INTERNATIONAL



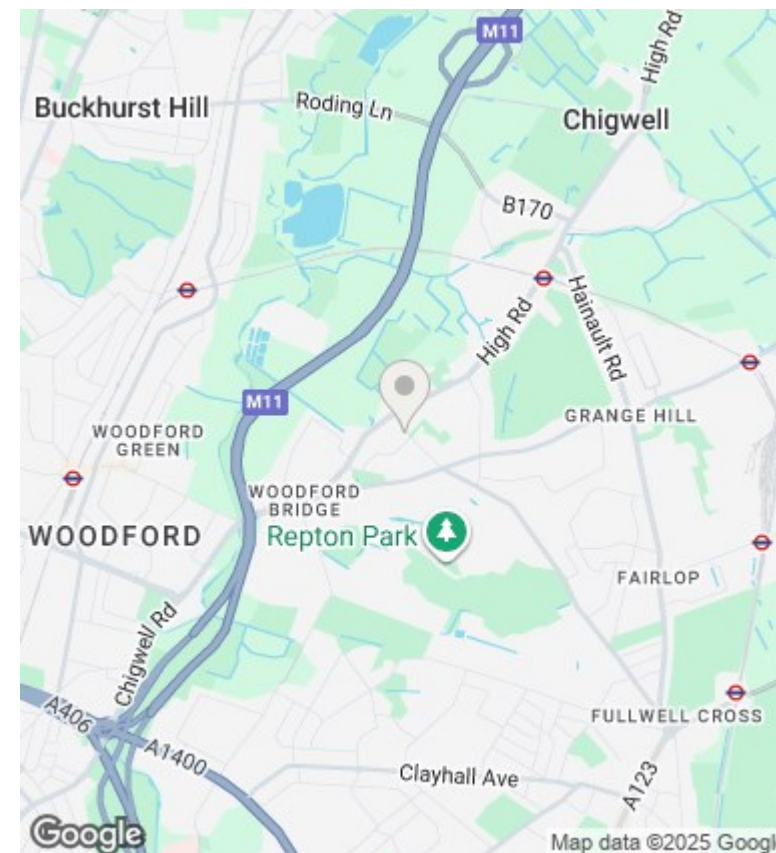
## Turpins Lane, Woodford Green IG8

£650,000

- Excellent Transport Links
- Good Sized Garden
- Contemporary Family Bathroom
- Open Plan Living & Dining Room
- Sought After Location
- Primary Bedroom With En Suite
- Downstairs WC & Additional Reception Room
- Off Road Parking
- Two Additional Bedrooms
- Integrated Kitchen Appliances

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 72                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |