



Turpins Lane, Woodford Green, IG8 8BA

Offers In The Region Of £675,000

- Charming Four Bedroom House Situated In Woodford
- Bespoke Kitchen With Ample Storage
- Fully Tiled Family Bathroom
- Large Rear Garden In Region Of 150ft
- Guide Price £675,000 - £700,000
- Main Bedroom With En Suite
- Arranged Over Three Floors
- Close To School Catchments, Amenities & Travel Links

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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 living. Spanning over three floors, the property boasts a spacious reception room and kitchen/dining room, ideal for both entertaining guests and enjoying quiet family evenings.

The bespoke fitted kitchen offers ample storage, integrated appliances, central island and double doors over looking the rear garden. With four well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The main bedroom is complete with an en suite shower and further family bathrooms provide convenience and comfort, ensuring that morning routines run smoothly.

The house retains much of its original charm while offering the potential for personalisation to suit your taste. The surrounding area is known for its friendly community and excellent local amenities, making it a desirable location for families and professionals alike. The large rear garden is in the region of 150ft which boasts a large patio area, lawn, mature shrubs and pond making a perfect retreat to unwind away from the every day to day.

This property presents a wonderful opportunity to create a warm and inviting home in a sought-after neighbourhood. Whether you are looking to settle down or invest, this house on Turpins Lane is certainly worth considering.



Council Tax Band: D



Kitchen/Dining Room

3.76m x 5.38m (12'4" x 17'8")

Living Room

3.71m x 3.66m (12'2" x 12'2")

Garden

48.21m x 5.38m (158'2" x 17'8")

Bedroom 1

4.04m x 4.52m (13'3" x 14'10")

Shower room

1.52m x 1.55m (5 x 5'1)

Bedroom 2

4.19m x 3.40m (13'9" x 11'2")

Bedroom 3

3.40m x 3.00m (11'2" x 9'10")

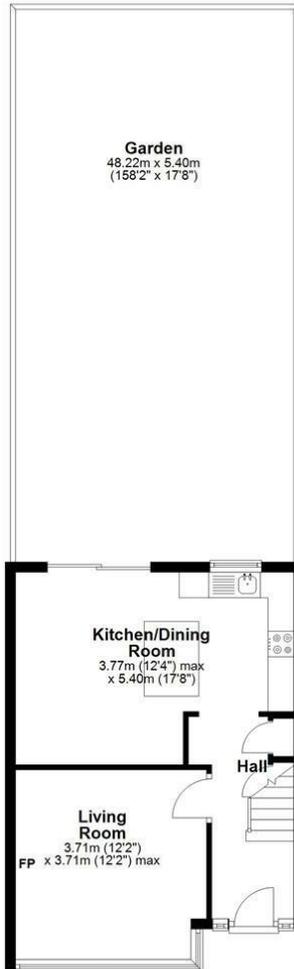
Bedroom 4

2.21m x 1.91m (7'3" x 6'3")

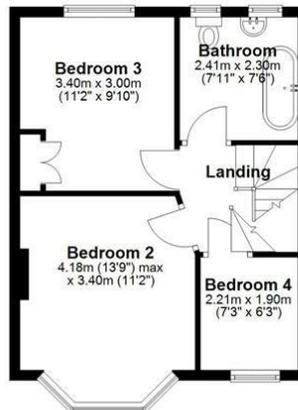
Bathroom

2.41m x 1.91m (7'11" x 6'3")

Ground Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.6 sq. feet)



Second Floor
Approx. 22.5 sq. metres (242.0 sq. feet)

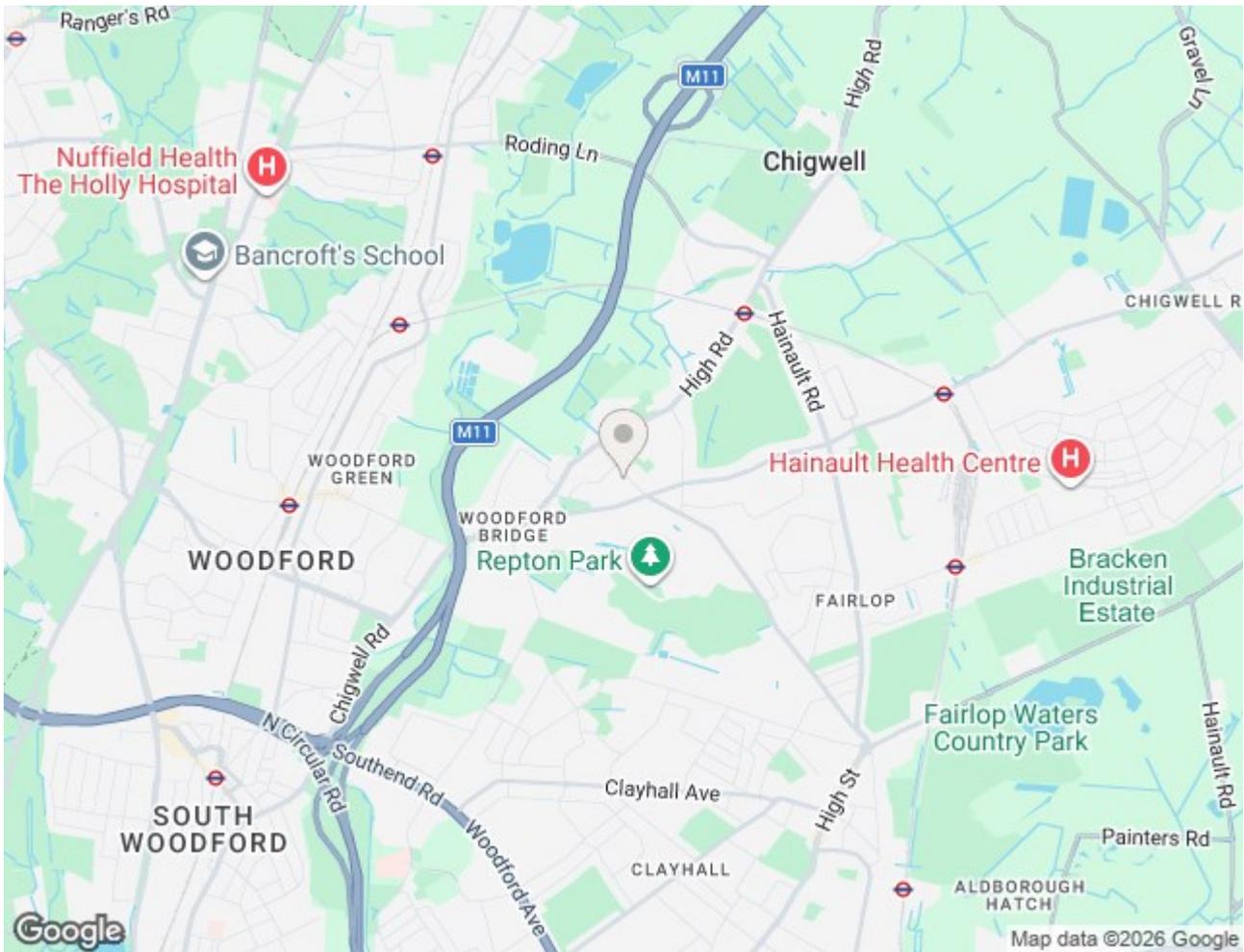


Total area: approx. 99.5 sq. metres (1070.7 sq. feet)

CAPLEN
estates







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

D

Viewings

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