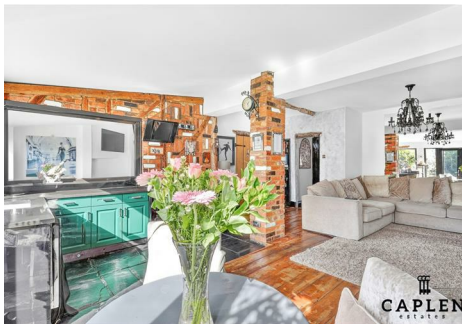




Turpins Lane, Woodford Green, IG8 8BA

Offers In Excess Of £600,000

- Guide Price £600,000- £625,000
- Off Street Parking
- Gas operated Aga cooker &
- Large Rear Garden with Decking
- Three bedroom semi detached house
- Open Plan Kitchen/Living room
- Ground Floor Shower
- Utility Room

Turpins Lane, Woodford Green, IG8 8BA

A traditional 1930s three double bedroom semi detached house offering 1134 Sq. Ft of ample living space. Features include a large private garden, off street parking and is located on the sought after Turpins Lane.



3



2

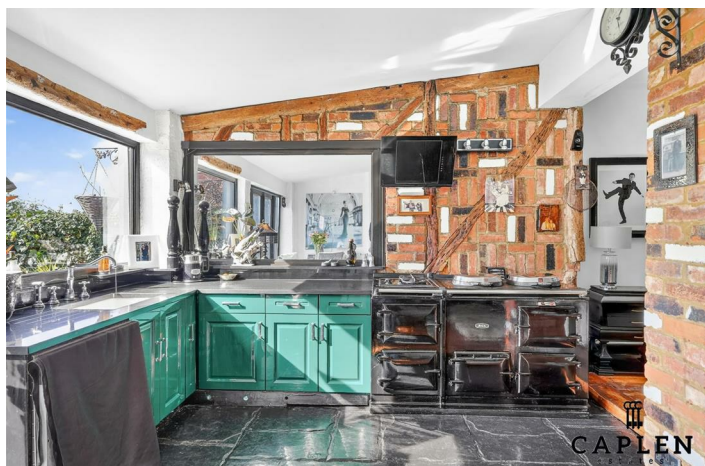


2



D

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")

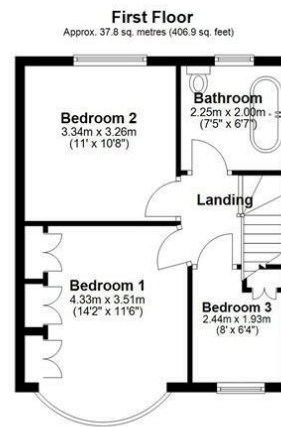
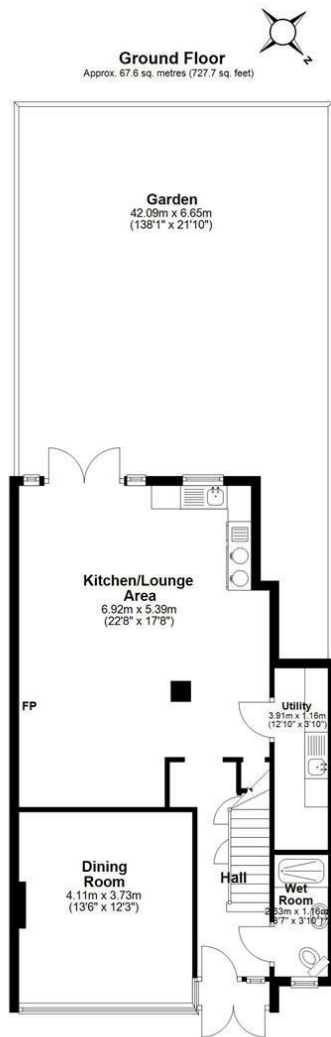
Bedroom 1
4.32m x 3.51m (14'2" x 11'6")

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")

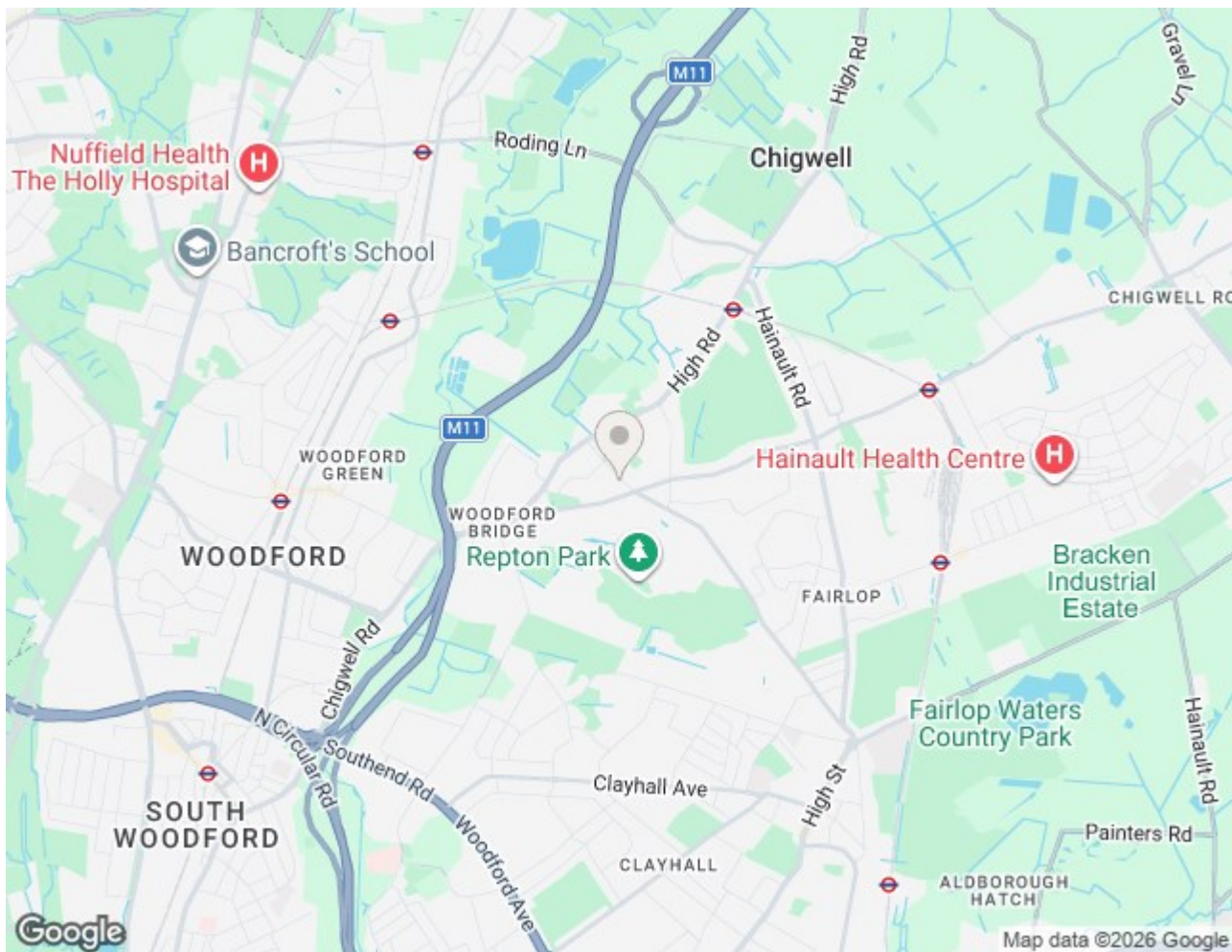


Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

CAPLEN
estates







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.