



## **Turpins Lane, Woodford Green, Essex, IG8 8BA**

### **Offers In The Region Of £700,000 Freehold**

Nestled in the charming area of Woodford Green, this delightful terraced house on Turpins Lane offers a perfect blend of comfort and style. The property boasts a generous living space of 1,281 square feet, making it an ideal family home.

The accommodation features a bright and airy reception room, excellent fully fitted kitchen/diner with garden views, four well proportioned bedrooms, family bathroom and en-suite.

The design and layout of the home reflect a classic charm while offering the potential for modern updates to suit your personal taste.

Situated in a desirable location, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area is known for its community spirit and accessibility, providing a peaceful yet connected lifestyle.

In summary, this terraced house on Turpins Lane is a wonderful opportunity for those seeking a spacious and characterful home in Woodford Green. With its ample living space, multiple bedrooms, and convenient bathrooms, it is sure to meet the needs of modern living while retaining its historical charm.

**VIEWING DAY SATURDAY 28th JUNE.** Telephone 020 8530 4646 to arrange a viewing appointment.



**Reception Hallway**  
12'9" x 5'1" (3.90 x 1.56)

**Reception**  
12'1" x 11'10" (3.69 x 3.62)

**Kitchen/Diner**  
17'6" x 12'4" (5.34 x 3.78)

**Bedroom One**  
11'2" x 10'9" (3.41 x 3.28)

**Bedroom Two**  
11'1" x 9'9" (3.39 x 2.99)

**Bedroom Three**  
6'11" x 6'1" (2.11 x 1.87)

**Bathroom**  
7'7" x 7'4" (2.33 x 2.26)

**Bedroom Four**  
13'8" x 12'10" (4.19 x 3.92)

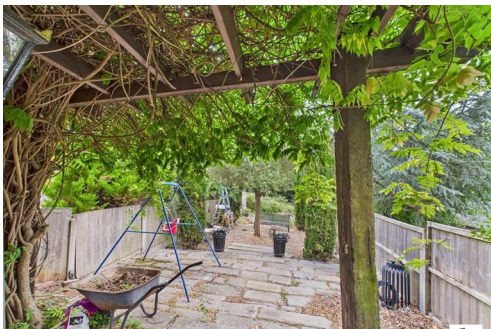
**En-Suite**  
4'8" x 3'6" (1.44 x 1.08)


**Large Rear Garden**  
Raised patio with Astro turf, steps down to paved and Astro turf areas with raised flower and shrub beds, timber shed, further paved area to rear with mature trees.


**Disclaimer**  
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



Approximate total area<sup>(1)</sup>

960 ft <sup>2</sup>
89.3 m <sup>2</sup>
Balconies and terraces
262 ft <sup>2</sup>
24.3 m <sup>2</sup>
Reduced headroom
35 ft <sup>2</sup>
3.2 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

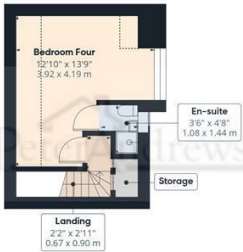
GIRAFFE 360



Ground Floor



Floor 1



Floor 2