

TURPINS LANE,  
WOODFORD GREEN

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superbly presented family home | Four bedrooms and three bathrooms | Stunning open plan living space | Separate sitting room | 1,800 sq. ft. of accommodation | Luxury family bathroom | Study & utility room | Gated plot with 150ft west facing garden | Excellent state & independent schools close by | EPC rating C69 / Council tax band E

**Guide Price**  
**£1,100,000**



An exceptional family home which has been lovingly extended and improved by the present owner. The house offers four bedrooms with en suite to master, a luxury family bathroom, and downstairs is a stunning open plan kitchen/living space, separate lounge, study, utility and shower room and a rear garden approaching 150ft in length.

### **Location**

Turpins Lane is a residential turning on the borders of Woodford and Chigwell, ideally placed for local schooling and transport links. There are plenty of green spaces in the vicinity including Ray Lodge & Clayhall Parks, and both Epping and Hainault Forests are close by for a Sunday walk. The area is well served by a great selection of cricket, golf and tennis clubs, with a David Lloyd Leisure Centre just a short drive away.

### **Interior**

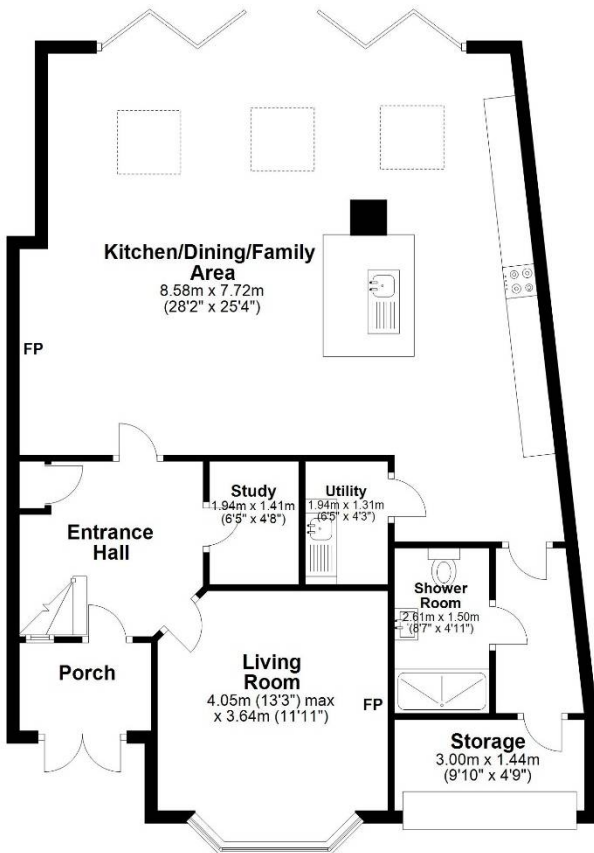
This gated property commences with a delightful entrance hall with wooden flooring, coloured lead light window and original carved banisters. The principal lounge is to the front aspect with its traditional bay window, log burner, picture rails and a calm neutral decor. The rear of the ground floor is undoubtedly the hub of the house, encompassing a bespoke kitchen and spacious sitting and dining areas, and having a westerly aspect, the bi-fold doors make the most of the afternoon and evening sun. The kitchen area is fitted with Shaker style units, quartz worktops, integrated appliances and a large central island. The dining area looks onto the garden, with ample space for a 6-seater table, and the sitting area has the focal point of a stylish limestone fireplace. Off the kitchen area is a very useful utility room and there is also a contemporary shower room/guest cloakroom with a storage area beyond. There is also a small study off the hall - perfect for those working from home. Upstairs are four well appointed bedrooms, the principal bedroom having fitted wardrobes and an en suite shower room. The remaining bedrooms are served by a spacious luxury bathroom with a freestanding bathroom and separate shower cubicle.

### **Exterior**

The house sits in a gated plot with off street parking, lawn and mature borders to the front. The rear garden is an absolute treat, almost 150ft in length, west facing, so perfect for all the family. Directly to the rear of the house is a large decked area for entertaining, and the remainder is predominantly laid to lawn with mature borders and sheds.

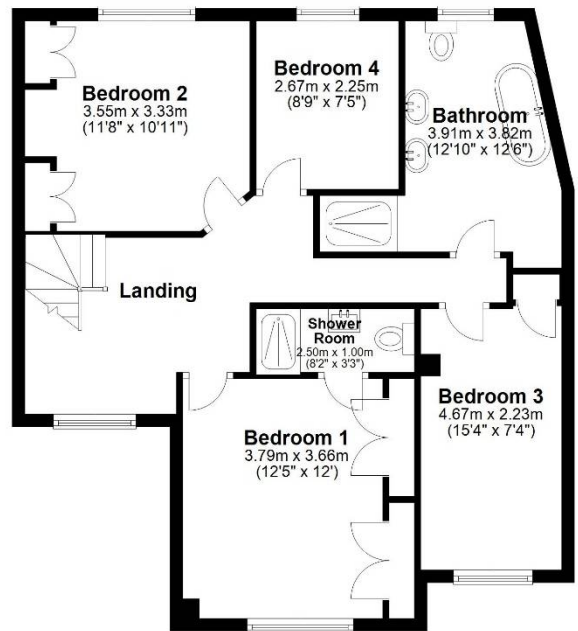
### Ground Floor

Approx. 96.9 sq. metres (1043.1 sq. feet)



### First Floor

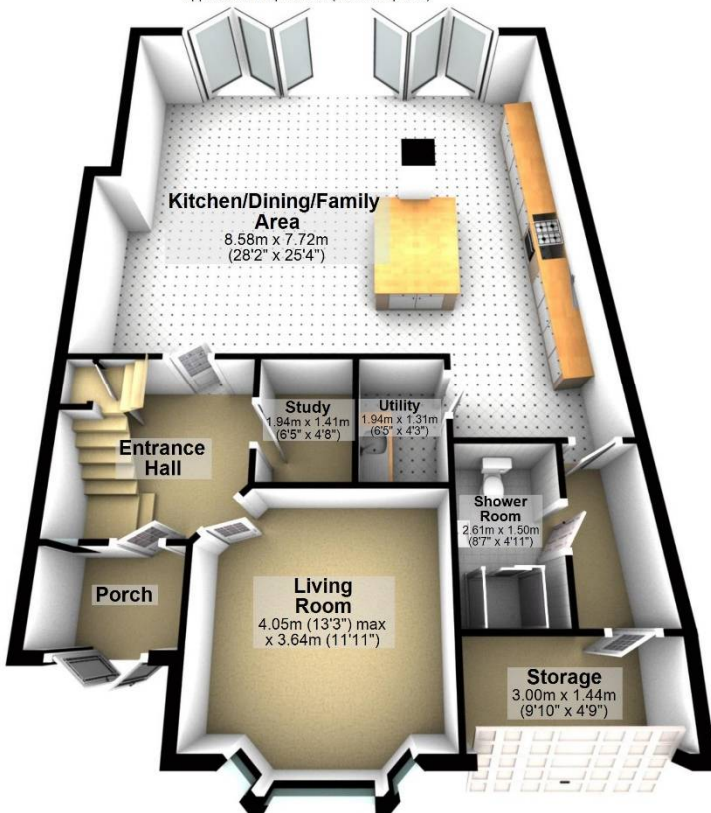
Approx. 69.5 sq. metres (747.7 sq. feet)



Total area: approx. 166.4 sq. metres (1790.8 sq. feet)

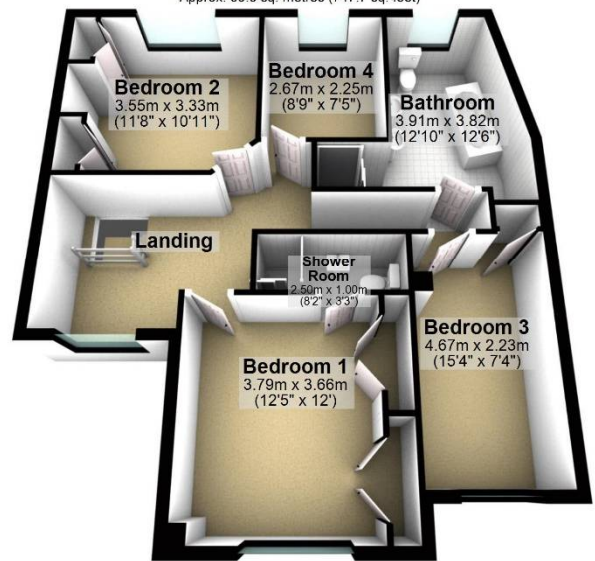
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 4th March, 2024