



Malvern Drive, Woodford Green IG8 0JW

£3,500

PLEASE CHECK OUT OUR 3D VIRTUAL TOUR OF THIS LUXURY FAMILY HOME !

Birchills Estate Agents are thrilled to offer the rental market this stunning 3 double bedroom semi-detached family home on a Premier Road in the exclusive Monkham's Estates in Woodford Green.

This beautiful property boasts a very spacious entrance hall together with 2 separate reception rooms, a bright & modern brand new kitchen and a wet room & WC on the ground floor.

To the first floor there are 3 double bedrooms, a huge landing and a family bathroom with separate shower cubicle.

The property has a wonderful rear garden with vast patio area, a separate garage and parking on the large drive for numerous vehicles.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous house to let very quickly.

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Entrance Hall
12'0" x 9'10" (3.66 x 3.02)



Reception One
13'0" x 17'0" (3.98 x 5.2)

Kitchen
15'0" x 10'3" (4.58 x 3.14)



Reception Two
18'8" x 12'0" (5.7 x 3.67)



Shower Room
7'6" x 4'1" (2.30 x 1.27)



Master Bedroom
17'1" x 12'11" (5.23 x 3.96)



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Bedroom 2

17'8" x 12'11" (5.4 x 3.95)



Garden



Bedroom 3

13'4" x 8'2" (4.07 x 2.5)



Garage



Front Of House



Bathroom

12'2" x 8'2" (3.71 x 2.49)



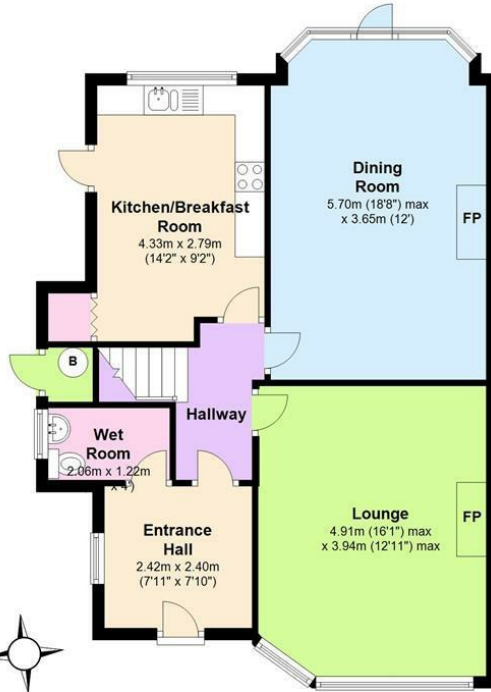
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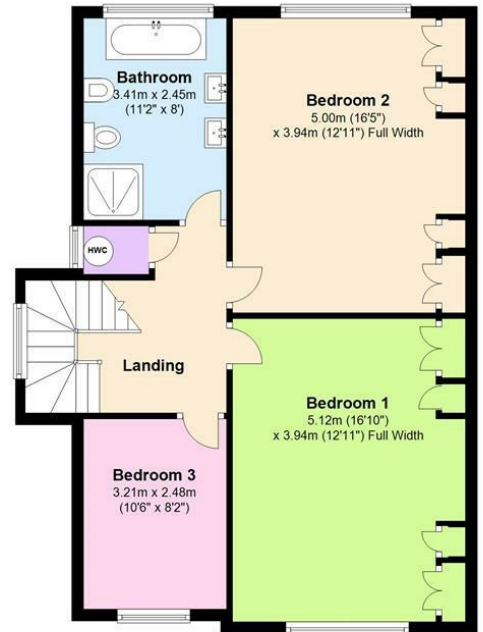
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Ground Floor
Approx. 66.7 sq. metres (717.4 sq. feet)



First Floor
Approx. 68.2 sq. metres (734.6 sq. feet)



Detached Garage
Approx. 13.9 sq. metres (149.5 sq. feet)



Total area: approx. 148.8 sq. metres (1601.5 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

