



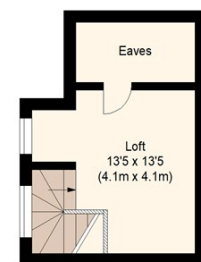
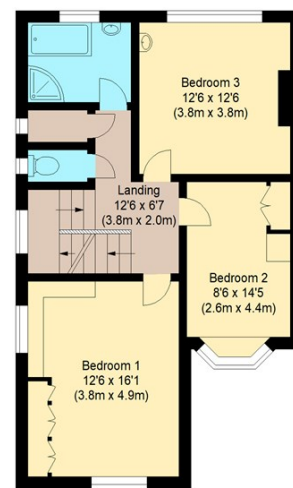
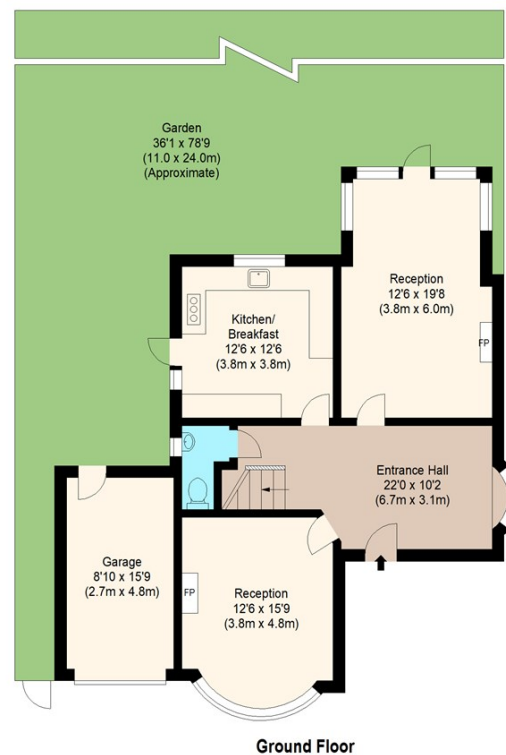
## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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



Ground Floor

First Floor

Second Floor

Malvern Drive, IG8

Approximate Gross Internal Floor Area (Including Eaves Storage): 163.32 sq m / 1758 sq ft  
Approximate Gross Internal Floor Area (Excluding Eaves Storage, Garage): 158.77 sq m / 1709 sq ft  
(Garage - 13.01 sq m / 140 sq ft)



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 15/2/2024

## 25 Malvern Drive, Woodford Green, IG8 0JR

Guide Price £1,100,000

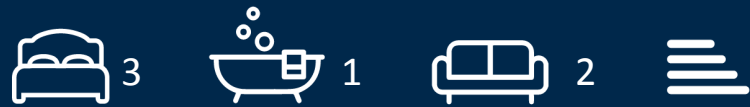
- 3 bedroom detached house
- Useable loft room
- Good size garden
- Popular road
- Potential to extend subject to planning
- Mock Tudor Style
- Reception hall
- Monkams Estate
- Close to good schooling
- Close to Kington Woods and Central Line



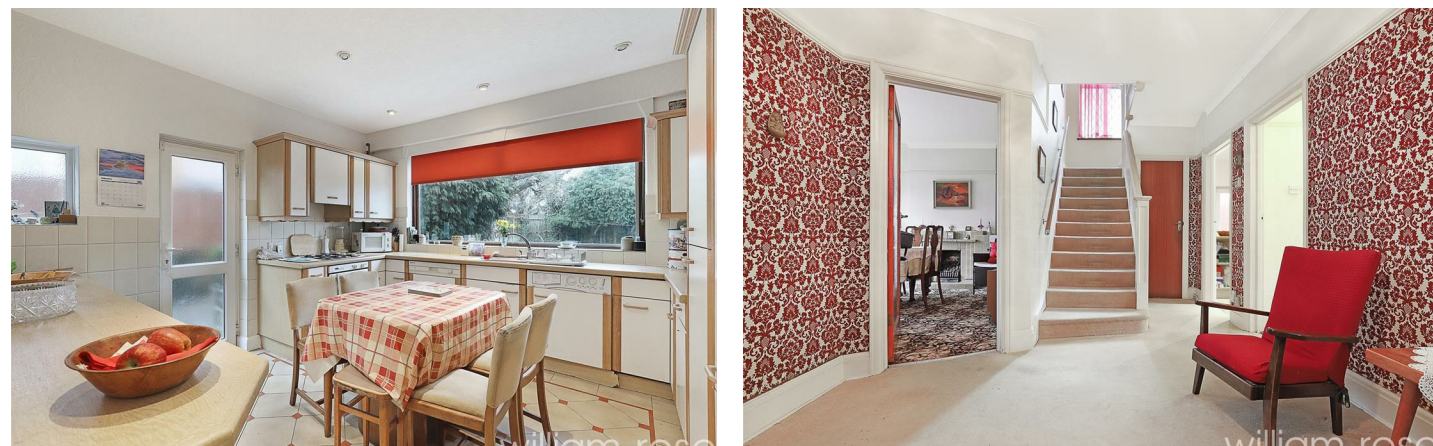
## 25 Malvern Drive, Woodford Green IG8 0JR

Ideally located in the popular Monkams Estate is this 3 bedroom detached home with large frontage and driveway with garage.

Situated in this quiet residential road makes this an ideal family home. Close to popular schooling, Epping Forest and Central Line station.



Council Tax Band: G



Located on the exclusive Monkams Estate is Malvern Drive which is widely known as one of Woodford's premier residential family roads. The attractive mock tudor style three detached property is full of potential and has ample space to extend subject to the correct planning permission.

Upon entering the property, you are greeted by a beautiful reception hall. Off the hall you have a ground floor W.C, dining room with a bay window, a living room which has been extended overlooking the garden, fitted kitchen with seating area.

Upstairs on the first floor there is a bright spacious landing, three double bedrooms and a family bathroom with separate W.C. There are stairs to the top floor to is a useable loft room which can be tailored for many needs.

The garden is a good size with a mature green space and a patio seating area where you can enjoy alfresco dining and those sunny days. This eye catching detached house has many impressive features and boasts off street parking with driveway and access to a garage which offers lots of storage.

Malvern Drive is a quiet tree lined road which provides the perfect balance of local amenities and leafy green areas. There are also local shops, cafes and restaurants with The Broadway and The High Road close by. Being located on this sought-after road you are within a short stroll to Woodford Central Line station which is perfect for your daily commute. M25 & M11 junctions are also within easy reach. If it's good schools that you are looking for, there is an excellent choice for many popular private and state schools close by which makes this beautiful home in an ideal position for a family to settle down in.

There are many open green spaces within a short walk such as Knighton Woods and Epping Forest where the whole family can enjoy the great outdoors.

E.P.C Rating: TBC  
Council Tax: Band: Redbridge Council Band G  
Borough  
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.