



## Directions

## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor

Second Floor

william rose  
Malvern Drive, IG8

Approximate Gross Internal Floor Area : 282.44 sq m / 3040 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. Date: 27/6/2024

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15 Malvern Drive, Woodford Green, IG8 0JR

Asking Price £1,650,000

- Five Bedrooms,
- Finished to a High Specification,
- Three Reception Rooms,
- Utility & Boiler Room,
- Study,
- Detached,
- Mock-Tudor Style,
- Family Bathroom & Two En-suites,
- Open plan Kitchen / Diner with Bi-folding Doors,
- Garage & Off-Street Parking for Multiple Vehicles.

## 15 Malvern Drive, Woodford Green IG8 0JR

\*Sold Off-Market via our extensive list of pre-qualified buyers looking specifically on the Monkams & Knighton's Estate\*



Council Tax Band: G

This stunning five-bedroom detached house, located in the prestigious Malvern Drive on the highly sought-after Monkams Estate, has been beautifully modernised to a high specification throughout. Offering spacious and stylish living, the property features a contemporary open-plan layout with a luxurious kitchen, multiple reception rooms, and well-appointed bedrooms. The extensive renovations have created a perfect blend of modern convenience and timeless elegance, making it an ideal family home in one of the area's most desirable locations.

FREEHOLD

EPC - D

Council Tax - G (London Borough of Redbridge)

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.