

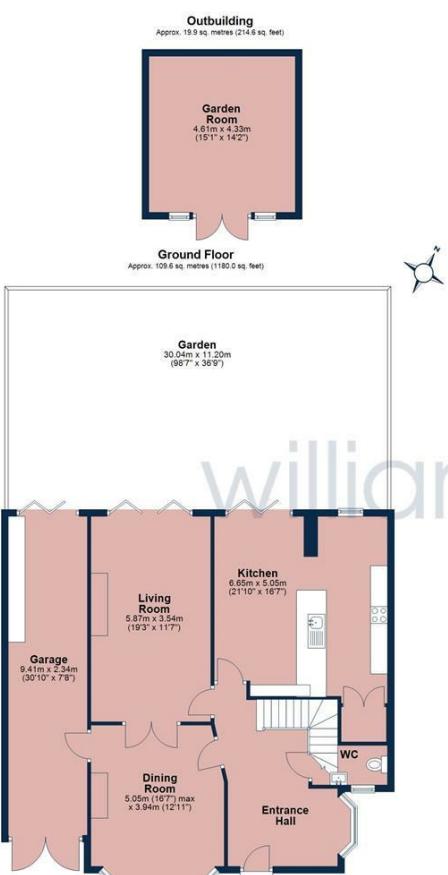
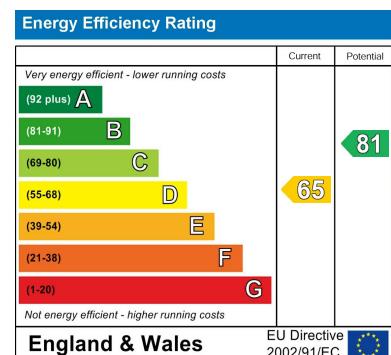
## Directions

## Viewings

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

## EPC Rating

D



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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11 Malvern Drive, Woodford Green, IG8 0JR

£4,500 Per Calendar Month

- 5 bedroom detached house
- Exclusive road in the Monkham Estate
- Full of features
- Mock Tudor Style
- Close to popular schooling
- Kitchen-diner
- Garage and off street parking
- Good size garden
- Garden room
- Rare to the market

# 11 Malvern Drive, Woodford Green IG8 0JR

Tucked away on the exclusive Monkham Estate, Malvern Drive is renowned as one of Woodford's most prestigious and family-friendly roads. This attractive five-bedroom detached home, styled in classic mock Tudor architecture, stands out as an elegant and spacious residence.



Council Tax Band: G



As you step inside, a beautiful reception hall sets the tone for the home's warm and inviting character. The ground floor includes a stylist guest W.C., a formal dining room with a charming bay window, and a bright living room that opens onto the garden. A well-appointed luxury kitchen diner completes the space, offering functionality and comfort for everyday family life.

Upstairs, the first floor reveals a generous and light-filled landing, four well-sized bedrooms, and a modern family bathroom. Two of the bedrooms benefit from a Jack and Jill en suite, providing privacy and convenience. The home has also been thoughtfully extended into the loft, creating an additional bedroom with its own en suite—ideal for guests, a teenager's retreat, or master bedroom.

The garden is a tranquil outdoor haven, featuring a mature lawn and a patio seating area perfect for alfresco dining and relaxing on sunny days. The property also benefits from an outhouse to the rear.

This eye-catching property also offers off-street parking, a private driveway, and access to a garage with ample storage space.

Malvern Drive is a peaceful, tree-lined street that strikes a perfect balance between urban convenience and natural surroundings. Local shops, cafés, and restaurants can be found nearby on The Broadway and The High Road, while Woodford Central Line station is just a short walk away, providing excellent access to Central London. With the M25 and M11 also within easy reach, commuting is effortless.

Families will appreciate the outstanding choice of both private and state schools in the area, making this an ideal location to settle and grow. Nature lovers will enjoy the proximity to green open spaces such as Knighton Woods and Epping Forest—perfect for weekend walks and outdoor adventures with the whole family.

## Property Information / Disclaimer

EPC Rating: D

Council Tax Band: G 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.