

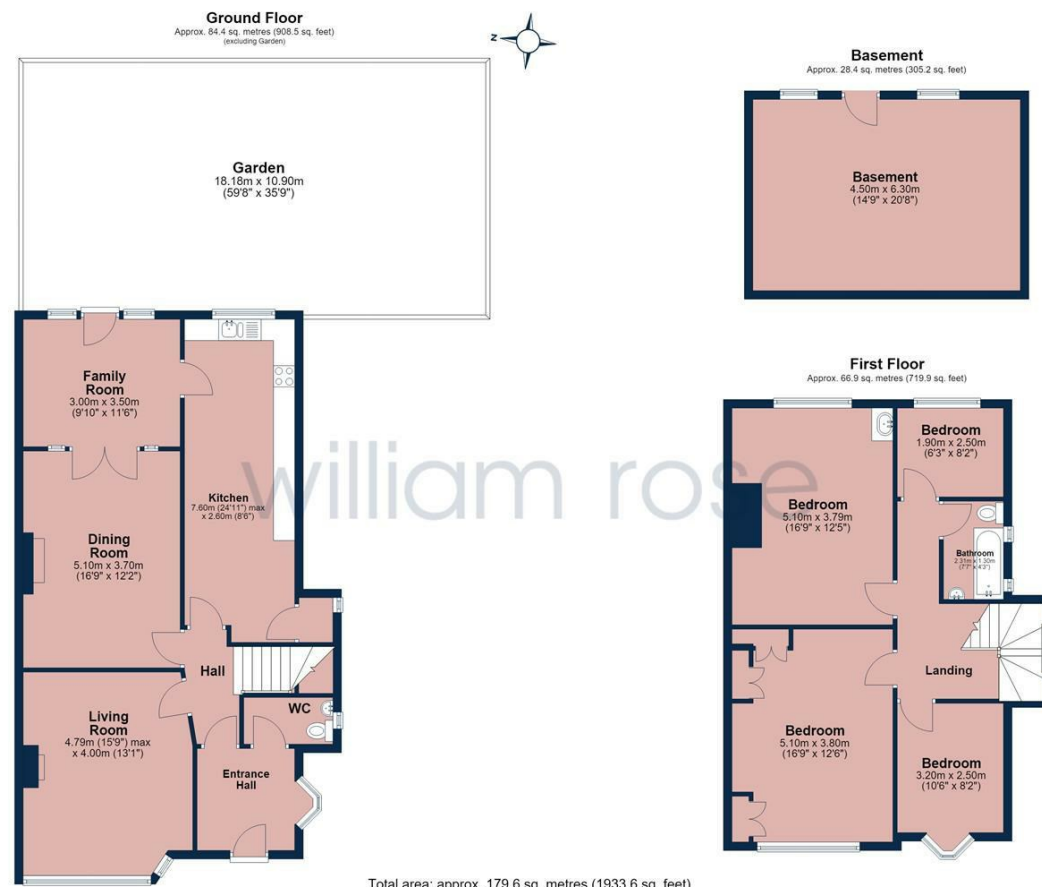
Directions

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Total area: approx. 179.6 sq. metres (1933.6 sq. feet)

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 as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

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Malvern Drive



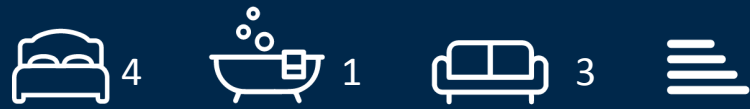
14 Malvern Drive, Woodford Green, IG8 0JW

£1,150,000

- 4 bedrooms semi detached
- Good size garden
- In need of modernisation
- Mock tudor style
- Short walk to Knighton Woods
- Popular Monkams Estate
- Off street parking
- Close to station
- Close to popular schooling
- Basement

14 Malvern Drive, Woodford Green IG8 0JW

Tucked away on the prestigious Monkams Estate, Malvern Drive is widely regarded as one of Woodford Green's most sought-after and family-friendly roads. This attractive four-bedroom semi-detached residence, showcasing classic mock Tudor architecture, offers an exciting opportunity to acquire a substantial family home with further potential.



Council Tax Band: G



From the moment you step inside, the welcoming reception hall sets the tone, showcasing the property's character. The ground floor provides a well-balanced layout, comprising a guest cloakroom, a front reception room with a beautiful bay window that fills the space with natural light, a formal dining room leading through to a further family room with direct access to the rear garden, and a well-appointed kitchen/breakfast room, perfectly suited to modern family living.

The first floor offers a spacious and light-filled landing leading to four generously proportioned bedrooms and a family bathroom, providing excellent accommodation for growing families. Outside, the mature rear garden provides a peaceful retreat, featuring a generous lawn and patio area, ideal for outdoor dining and entertaining during the warmer months. The property also benefits from a useful basement accessed via the garden, offering excellent storage or further potential.

To the front, there is off-street parking and side access. The property has also undergone partial extension works to the side, which remain unfinished and require completion and renovation. Prospective purchasers should make their own enquiries through their legal representative regarding any planning permissions, building regulations and other statutory approvals relating to any works.

Malvern Drive enjoys an enviable location, offering the perfect balance of peaceful residential living and excellent connectivity. Woodford Central Line Station is within easy reach, providing direct services into the City and West End, while the M11 and M25 are both conveniently accessible for those travelling further afield. A superb selection of local shops, cafés and restaurants can be found on The Broadway and Woodford High Road, together with an excellent choice of highly regarded state and independent schools.

For those who enjoy the outdoors, Knighton Woods and Epping Forest are just moments away, offering acres of beautiful woodland, scenic walking trails and recreational space, making this an outstanding location for families looking to enjoy both convenience and green open spaces.