



## Malvern Drive, Woodford Green IG8 0JW

**Offers in the region of £825,000**

LOTS OF POTENTIAL TO EXTEND

Birchills are Thrilled to Offer for Sale this Stunning 3 Double Bedroom Property on a Premier Road in Woodford Green, within Walking Distance to Woodford Tube Station. The Property boasts a Very Spacious Entrance Hall together with 2 Separate Reception Rooms, a Bright & Airy Kitchen and a Wetroom & 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. The Property is being Sold Chain Free and has Planning for a Loft Conversion, Side Extension joining the Garage and to Extend the Rear of the Property.

So Don't Delay, Call Birchills Today!



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**Entrance Hall**

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



**Kitchen**

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



**Reception One**

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



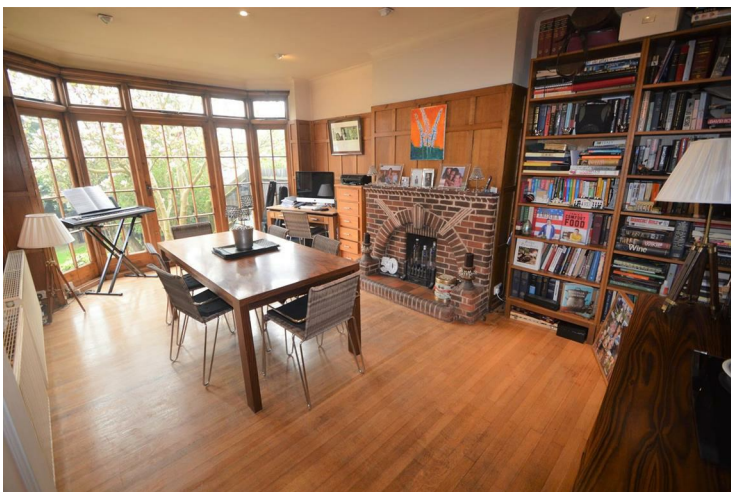
**Downstairs WC**

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



**Reception Two**

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



**Master Bedroom**

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



**Bedroom 2**

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

**Bedroom 3**

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

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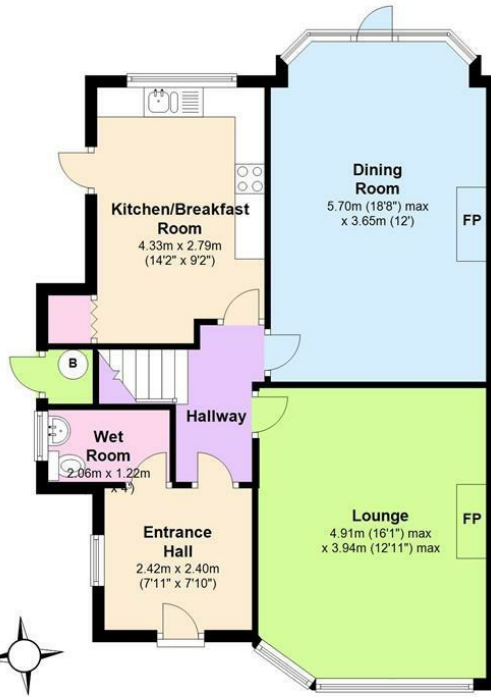
**Bathroom**

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

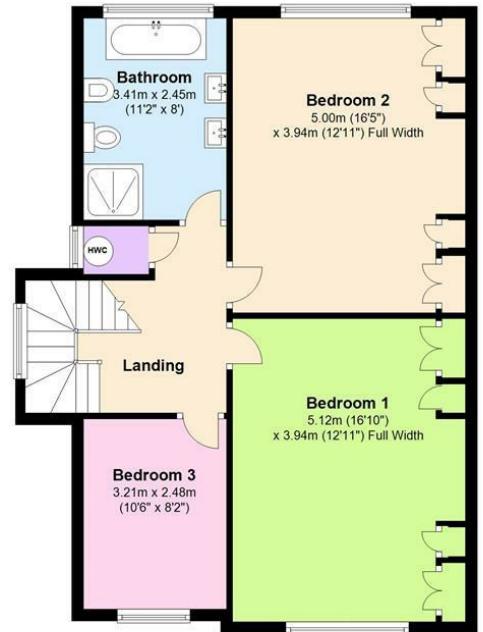




**Ground Floor**  
Approx. 66.7 sq. metres (717.4 sq. feet)



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

