



Malvern Drive, Ilford, IG3 9DW

Guide Price £575,000





# Malvern Drive

Iford, IG3 9DW

- EPC - TBC
- Garage
- Side Access
- Gas central heating
- Four Bedrooms
- Shared Drive
- Extended House

## NEW TO THE MARKET - GARAGE

Sandra Davidson Estate Agents are pleased to present this spacious, four bedroom end terraced family home. Situated behind the popular Seven Kings Bungalow Estate. We recommend an immediate enquiry to avoid disappointment. The accommodation comprises: two reception rooms, kitchen/breakfast room, four bedrooms and a good size family bathroom. Other features include double glazing, gas central heating and a good size rear garden with a garage.



### ENTRANCE

### RECEPTION ONE

15'1" into bay x 12'3" (4.61m into bay x 3.74m)

### RECEPTION TWO

25'7" into bay x 11'2" (7.80m into bay x 3.42m)

### KITCHEN/BREAKFAST ROOM

25'7" x 11'2" (7.80m x 3.42)

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

15'1" into bay x 11'9" (4.60m into bay x 3.59m )

### BEDROOM TWO

15'10" into bay x 11'4" (4.83m into bay x 3.46m)

### BEDROOM THREE

7'1" x 6'7" (2.17m x 2.03m)

### BATHROOM

7'6" x 7'2" (2.31m x 2.20m)

### STAIRS TO SECOND FLOOR





BEDROOM FOUR  
EXTERIOR  
AGENTS NOTES

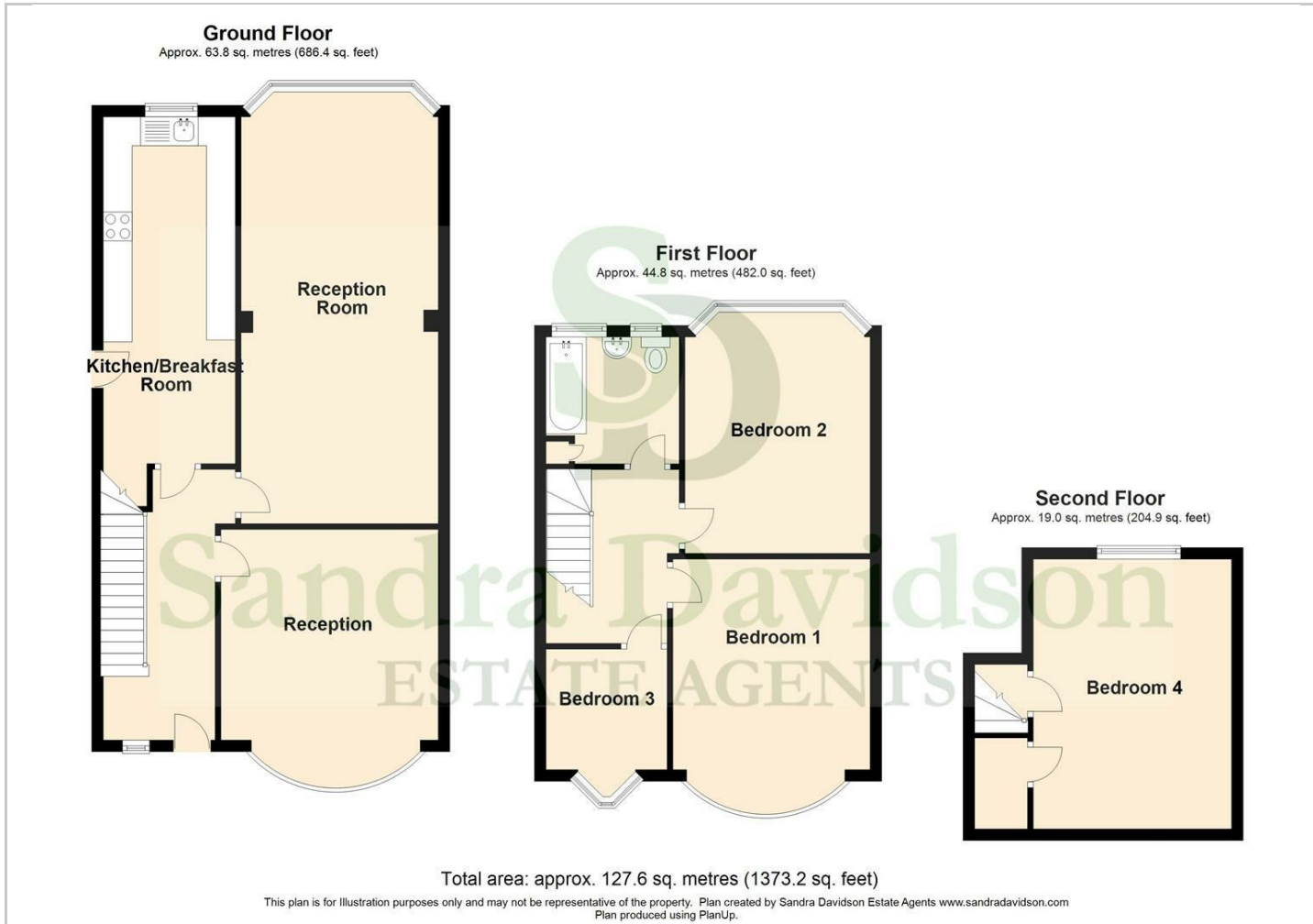
15'4" x 11'3" (4.69m x 3.45m )

Directions





## Floor Plans



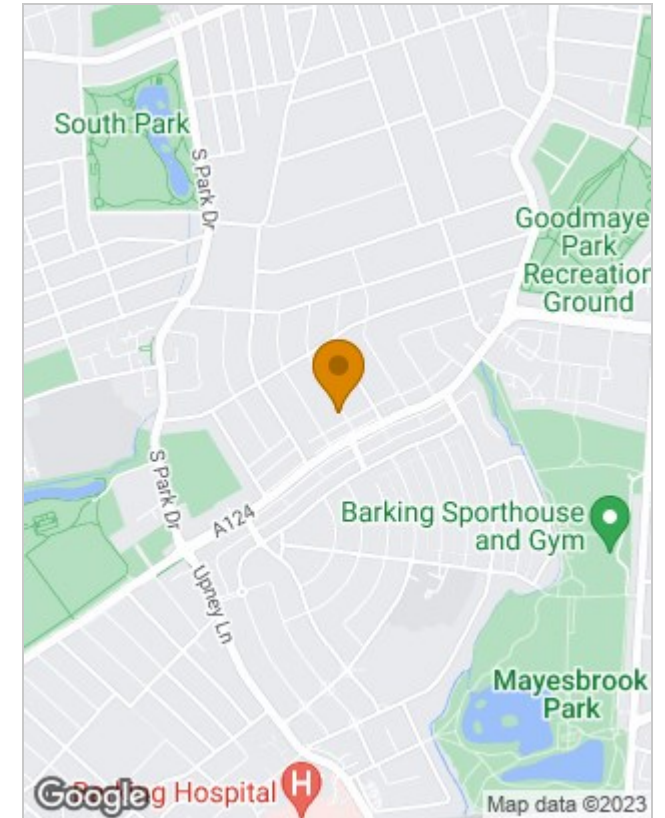
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

## Location Map



## Energy Performance Graph

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	