



## 131 Malkin Drive, Harlow, Essex, CM17 9HL

**Asking price £305,000**

Viewings from Saturday 17th April

Edward Taub are delighted to offer For Sale, this two bedroom mid terrace house on Malkin Drive, part of the Church Langley development. Falling within the catchment area of both Church Langley & Henry Moore Primary Schools (OFSTED GOOD), this property is comprised of a spacious lounge, modern fitted kitchen, two double bedrooms with large en-suite to the master bedroom and a separate family bathroom (refurbished Jan 2021). The property also benefits from a downstairs cloakroom, under stairs storage as well as allocated off street parking for 2 vehicles and a paved, low maintenance rear garden and shed with gated access to the parking area.

The house is within close proximity of local shops and amenities including Tesco superstore as well as local pharmacy, restaurant and hairdressers. In addition, there is ease of access to the A414 & M11 offering links to London, Chelmsford and Stansted Airport.

To arrange a viewing, please call the sales team today.

**Buckhurst Hill Office**  
62-64 Queens Road  
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IG9 5BY

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OFFICE 020 8559 7474  
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## 131 Malkin Drive, Harlow, Essex CM17 9HL

### Lounge

14'9" x 13'1" (4.5 x 4.0)

### Kitchen

10'9" x 6'2" (3.3 x 1.9)

### Master Bedroom

9'10" x 9'2" (3.0 x 2.8)

### En Suite

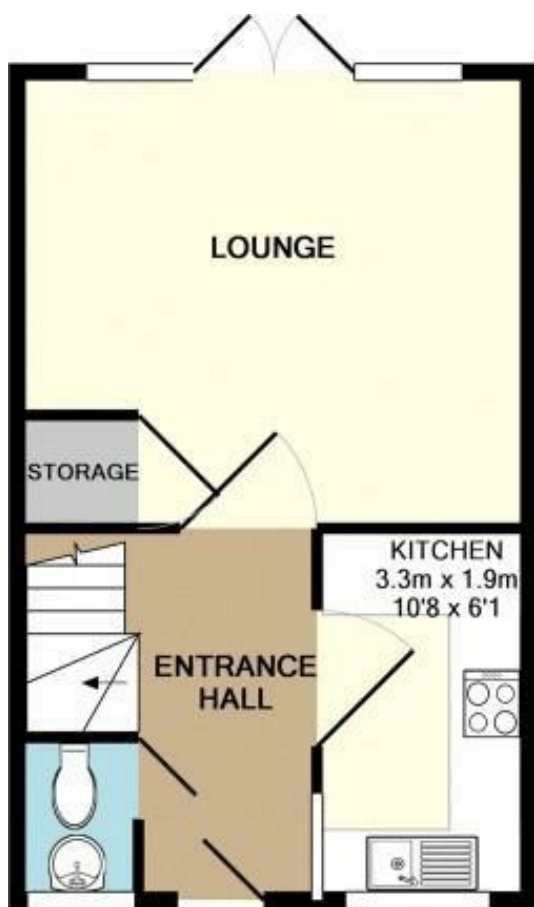
11'5" x 3'3" (3.5 x 1)

### Bedroom 2

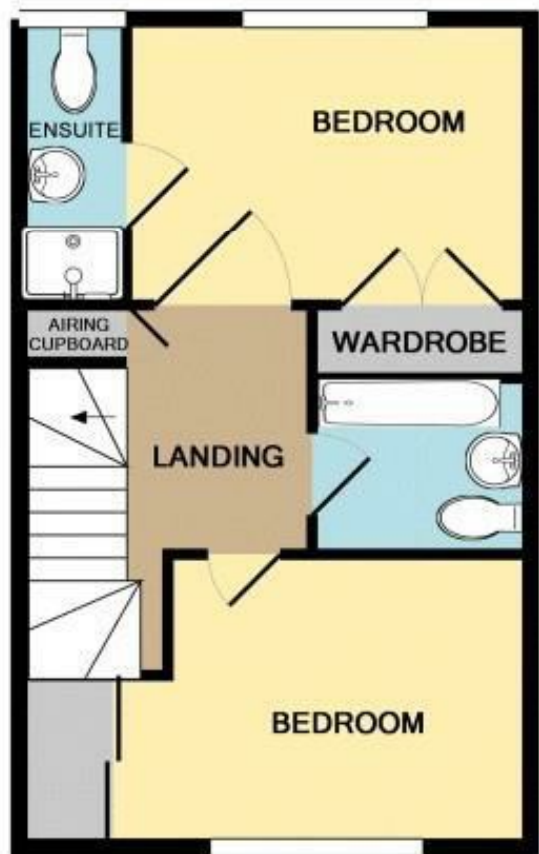
13'1" x 8'6" (4.0 x 2.6)







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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	
			88
			71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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