



Malkin Drive, Church Langley, CM17 9HQ  
Guide Price £400,000

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# Malkin Drive, Church Langley, CM17 9HQ

**\*\*GUIDE PRICE £400,000 - £410,000\*\*** A chain free, three bedroom semi detached family home with a garage and driveway. The property has accommodation over three floors with the ground floor having an entrance hall, W.C/cloakroom, lounge and a kitchen/diner which has a range of fitted wall and base units and access to the rear garden. The first floor has two bedrooms and a family bathroom and the top floor has a large double bedroom with en-suite shower room and walk-in wardrobe. The garden is south facing and there is also a garage and driveway to the front.



GROUND FLOOR 353 sq.ft. (32.8 sq.m.) approx. 1ST FLOOR 325 sq.ft. (30.2 sq.m.) approx. 2ND FLOOR 235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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