



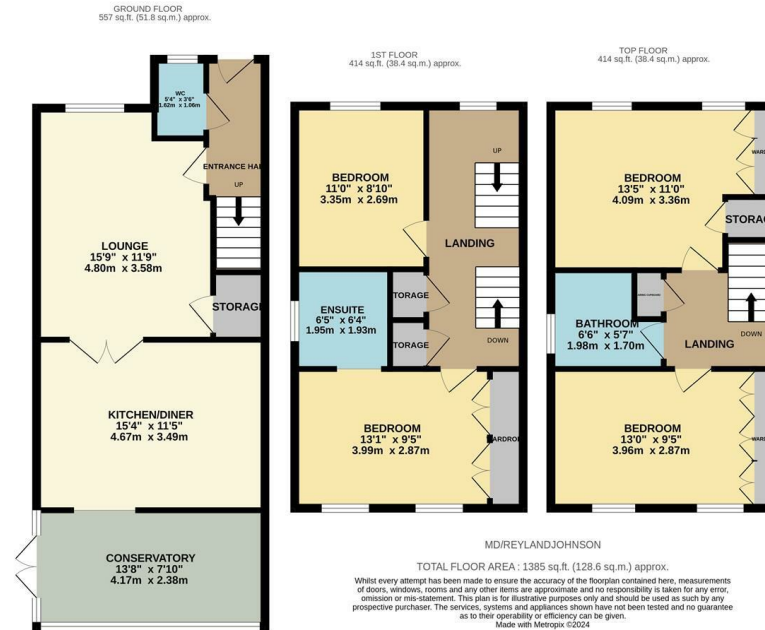
Malkin Drive, Harlow, CM17 9HL  
£450,000

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# Malkin Drive, Harlow, CM17 9HL

Offered with no onward chain is this four double bedroom semi detached home, which includes a garage and driveway and is located in the ever popular Church Langley development. The property comprises an entrance hallway leading to a lounge, modern kitchen with a range of fitted wall and base units, which opens onto a bright conservatory and a cloakroom/WC. On the first floor there are two double bedrooms with fitted wardrobes and a modern en-suite wet room to the master, while there are two further double bedrooms and a family bathroom with a white three piece suite on the top floor. The rear garden is mainly laid to artificial lawn with a patio area, shed and access to the garage and driveway. Malkin Drive is the newest part of Church Langley, built in the early 2000's, with excellent local schools, shops and open fields within walking distance.



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	82	65

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk