

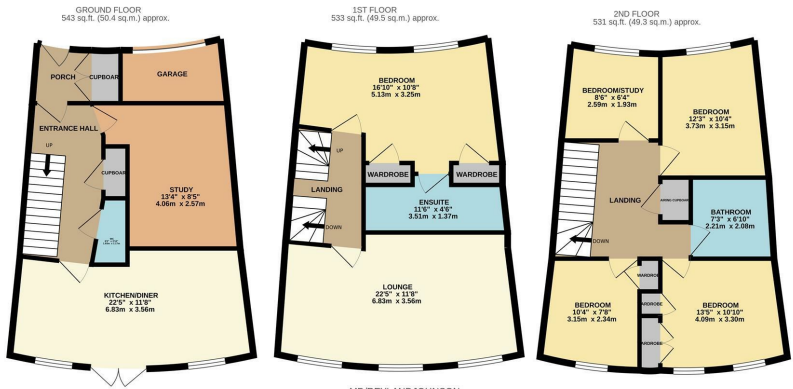


Malkin Drive, Church Langley, CM17 9HL
Guide Price £500,000

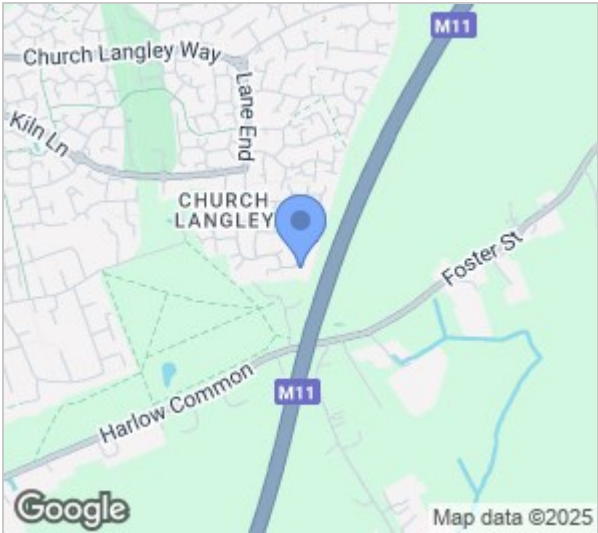


Malkin Drive, Church Langley, CM17 9HL

GUIDE PRICE: £500,000 - £525,000. This spacious FIVE bedroom, immaculately presented town house spans over three floors, includes a partly converted garage, a driveway and a huge multi purpose outbuilding. On the ground floor there is a beautiful kitchen diner with a range of fitted wall and base units plus an island, a study/office and a cloakroom/WC, whilst upstairs is the imposing 22ft lounge and a master bedroom with fitted wardrobes and an en-suite. the top floor comprises of four further bedrooms plus a family bathroom with a white three piece suite. Outside the rear garden has been landscaped, incorporating a mix of patio and artificial lawn, with a large multi purpose building, currently with a kitchen and guest bedroom in it. Malkin Drive is located at the top of Church Langley, with excellent schools, shops and open fields within walking distance.



MD/REYLANDJOHNSON
TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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