



Malkin Drive, Harlow, CM17 9WH  
Guide Price £350,000

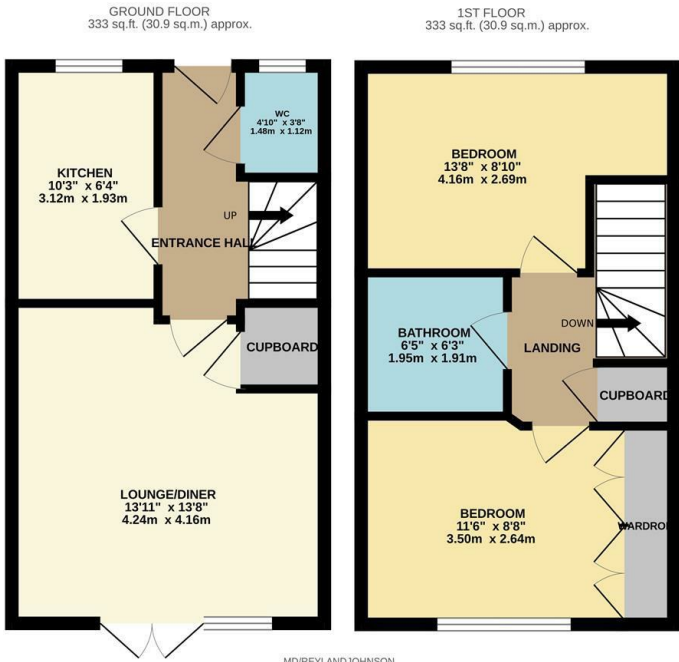




# Malkin Drive, Harlow, CM17 9WH

\*Guide Price £350,000 to £375,000\*

This immaculate two double bedroom home includes a garage and parking and is found in the ever popular turning of Malkin Drive, Church Langley. As you enter there is an hallway leading to a modern kitchen with a range of fitted wall and base units, a large lounge/diner and a cloakroom/WC, while on the first floor are two double bedrooms with fitted wardrobes to the master and a modern bathroom with a white three piece suite. The rear garden is laid to artificial lawn with decked seating areas and rear access out to the garage and parking. Malkin Drive was built in the late 2000's by Croudace Homes and is within walking distance of excellent local schools, shops and Harlow Common.

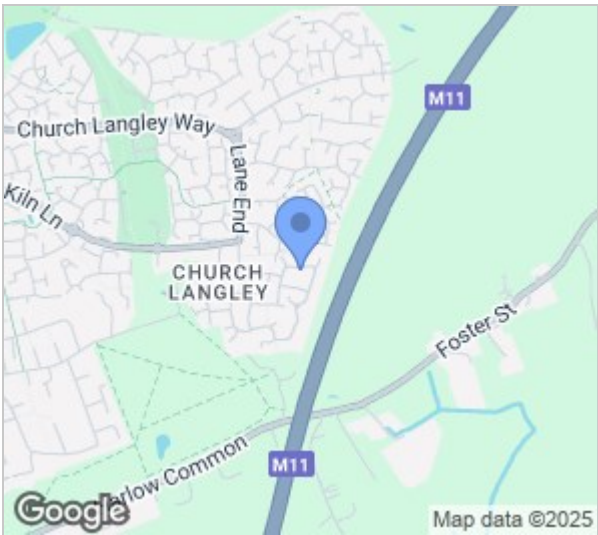


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TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

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		
	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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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