



Malkin Drive, CM17 9HL
Harlow





A small, single-story brick building with a gabled roof. The main walls are made of light-colored bricks, while the gable end is made of darker bricks. It features a blue door and a window with a pink frame. A hanging planter is mounted on the wall. The building is surrounded by a green fence and a wooden gate.

A brick patio area with outdoor furniture, including a table and chairs. There is a barbecue grill and a white storage bin on the patio. A brick wall runs along the edge of the patio.

A large area of tall, green grass in the foreground, partially covered by a stone path leading to the building.

A wooden ladder leaning against a brick wall in the foreground.

WATER GROUP

Malkin Drive, CM17 9HL

Kings Group - Church Langley are delighted to present to the market this FOUR BEDROOM SEMI DETACHED TOWN HOUSE on the ever so popular Church Langley Development, Malkin Drive.

To the ground floor of this family home you will be invited through an entrance hall leading to a spacious family lounge, a kitchen/diner with a range of wall and base units and a downstairs cloakroom W/C.

On the first floor you will find the master bedroom benefiting from built in wardrobes and an en-suite, and a double bedroom. On the second floor, you will find two further double bedrooms and a family bathroom benefiting from a three piece suite.

The property benefits from having a garage and driveway for two vehicles. The property also benefits from having a secluded rear garden with side access and access into the garage.

Malkin drive is conveniently situated within catchment of some of the sought after primary schools such as; Henry Moore Primary School (0.37 Miles) and Church Langley Community Primary School (0.88 Miles), also, within catchment of some of the sought after secondary schools such as : Markhall Academy (1.47 Miles) and Passmores Academy (1.04 Miles)The property is within a short distance away from Local Shops and amenities including Tesco Supermarket. There is ease of access by way of A414 to the M1 & M25 with direct links to London, Stansted Airport and Bishop Stortford.

Don't miss this opportunity to make this your dream family home. To arrange a viewing, please feel free to pop us a call.

Offers In The Region Of £440,000



- **Four Bedroom Semi Detached Town House**
- **En-suite To The Master Bedroom**
- **Secluded Rear Garden with Side access & Access To The Garage.**
- **Close To Local Shops & Amenties**
- **EPC Rating: C**

Cloakroom W/C 5'4 x 2'6 (1.63m x 0.76m)

Double glazed windows to the front aspect, center ceiling rose, tiled walls, single radiator, tiled flooring, wash basin with mixer tap, low level W.C.

Lounge 15'7 x 11'10 (4.75m x 3.61m)

Double glazed windows to the front aspect, coved ceiling, laminate flooring, phone point, power point, tv aerial point, under stairs storage cupboard.

Kitchen/Diner 15'4 x 11'5 (4.67m x 3.48m)

Double glazed windows to the rear aspect, double radiator, vinyl flooring, tiled splash backs, a range of wall and base units with flat top work surfaces, integrated cooker, gas hob, electric oven, hood extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, space for dishwasher, coved ceiling, spotlights, door leading to the rear garden, power points.

First floor landing

Single radiator, carpeted flooring, coved ceiling, spotlights, power points.

Bedroom One 13'1 x 9'4 (3.99m x 2.84m)

Double glazed windows to the rear aspect, coved ceiling, single radiators, laminate flooring, built in wardrobes, power points.

En-Suite 6'5 x 6'4 (1.96m x 1.93m)

Double glazed windows to the side aspect, tiled walls, single radiator, shower cubicle with thermostatically controlled shower, wash basin with mixer taps, low level W.C, shaver point.

Bedroom Four 10'11 x 8'10 (3.33m x 2.69m)

Double glazed windows to the front aspect, coved ceiling, single radiator, laminate flooring, power points.

- **Downstairs Cloakroom W/C**
- **Garage & Driveway For Two Vehicles**
- **Catchment Area For Sought After Schools**
- **Ease of Access To M11 & M25**
- **Council Tax Band: E**

Second Floor Landing

Open ballustrade to loft, single radiator, carpeted flooring, spotlights, power points.

Bedroom Two 15'4 x 11'0 (4.67m x 3.35m)

Double glazed windows to the front aspect, coved ceiling, single radiator, laminate flooring, built in storage cupboard, TV aerial point, power points

Bedroom Three 15'4 x 9'4 (4.67m x 2.84m)

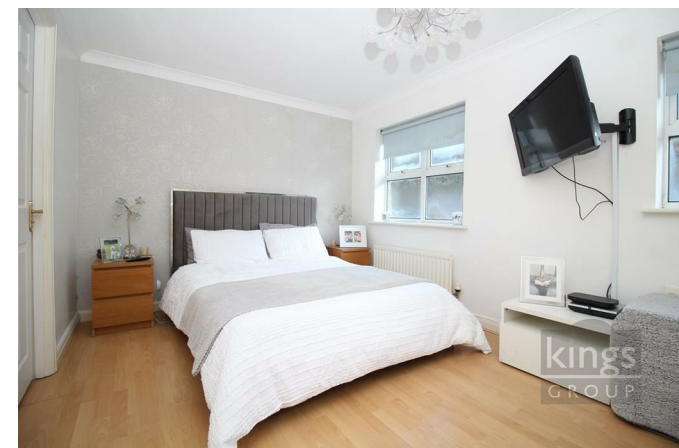
Double glazed windows to the rear aspect, coved ceiling, single radiator, laminate flooring, power points.

Family Bathroom 6'5 x 5'7 (1.96m x 1.70m)

Double glazed windows to the side aspect, spotlights, tiled walls, single radiator, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower, wash basin with mixer tap, low level W.C, shaver point.

Garden

Secluded, mainly laid to lawn with patio area, door leading to garage, side access.





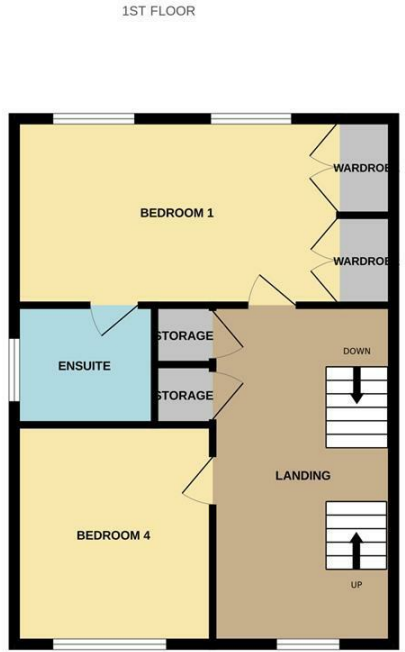
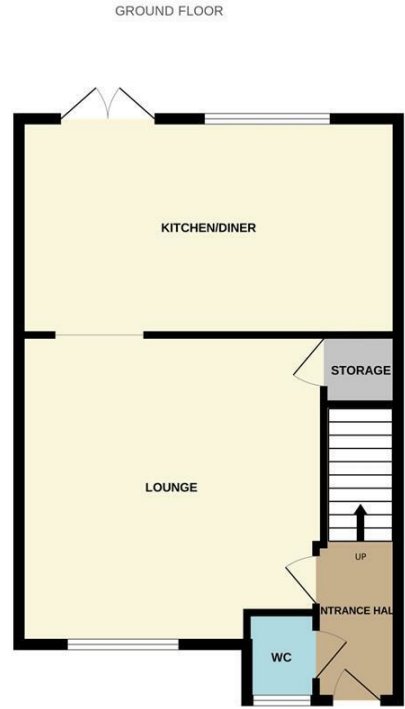
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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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