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Malkin Drive, CM17 9HQ  
Harlow





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# Malkin Drive, CM17 9HQ

Welcome to this charming two bedroom mid-terrace house on Malkin Drive, Church Langley. This delightful property boasts a modern feel with its two double bedrooms, perfect for a small family or professionals looking for extra space. The en-suite bathroom attached to the master bedroom adds a touch of luxury to everyday living.

With a spacious reception room and three bathrooms, including a convenient cloakroom, this house offers both comfort and practicality. The property's chain-free status provides a hassle-free buying opportunity, allowing you to move in swiftly and make this house your home.

Built in 2002, this property combines contemporary design with a convenient location. The catchment area for sought-after primary and secondary schools makes it an ideal choice for families looking to settle in a family-friendly neighbourhood. Additionally, the garage and parking space for one vehicle ensures that you never have to worry about finding a spot for your car after a long day.

Don't miss out on the chance to own this lovely house in a desirable area. Book a viewing today and envision the possibilities that this property on Malkin Drive has to offer.

## Offers In The Region Of £350,000



- CHAIN FREE
- GARAGE
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- COUNCIL TAX BAND: C

#### Entrance Hall

Stairs to first floor landing, single radiator, telephone point, smoke alarm, power points

#### Cloakroom (WC) 3'14 x 5'47 (0.91m x 1.52m)

Double glazed window to front aspect, partially tiled walls, single radiator, wash basin with mixer tap, low level flush WC

#### Lounge/diner 13'23 x 11'75 (3.96m x 3.35m)

Double Glazed window to rear aspect, double radiator, stripped wood flooring, under stairs storage cupboard, phone point, TV aerial point, power points, double glazed door leading to garden

#### Kitchen 6'04 x 10'90 (1.93m x 3.05m)

Double glazed window to front aspect, single radiator, tiled splash backs, a range of base and wall units with flat top work surfaces, integrated electric cooker, gas hob, hood extractor fan, space for fridge freezer, plumbing for washing machine, power points, combi boiler

#### First floor Landing

Loft access, single radiator, carpeted flooring, power points

#### Family bathroom 5'47 x 6'38 (1.52m x 1.83m)

Single radiator, partially tiled walls, carpeted flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap, low level flush WC

#### Bedroom 1 9'85 x 8'51 (2.74m x 2.44m)

Double glazed window to rear aspect, single radiator, built in wardrobe, phone point, power points

- TWO BED MID TERRACE HOUSE
- IMMACULATELY PRESENTED
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE TO M11/M25
- EPC RATING: D

#### En-suite 3'14 x 9'36 (0.91m x 2.74m)

Double glazed window to rear aspect, partially tiled walls, single radiator, lino flooring, extractor fan, shower cubicle with electric shower, wash basin with mixer tap and shaver point

#### Bedroom 2 13'24 x 8'51 (3.96m x 2.44m)

Double glazed windows to front aspect, Single radiator, carpeted flooring, power points

#### Garden

Mainly laid lawn with partially slated paving, side access, water tap



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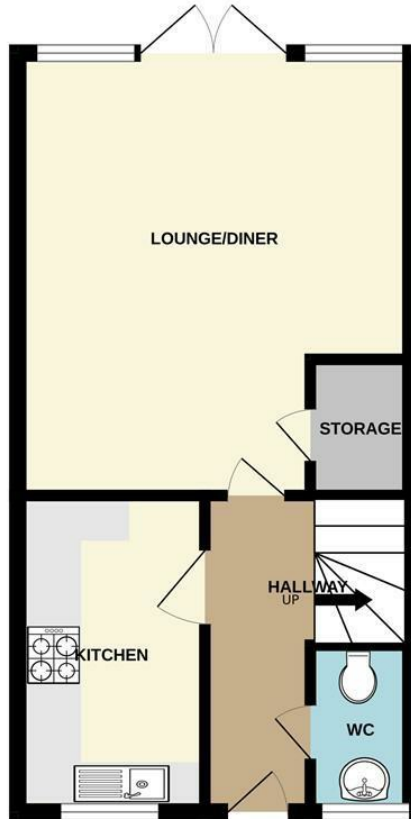
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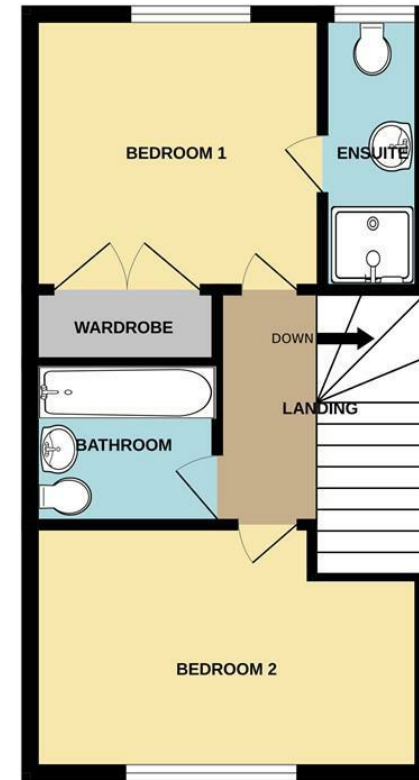
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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