



Malkin Drive, CM17 9HL
Harlow





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Nestled in the family-friendly community of Church Langley, this chain free THREE BEDROOM END OF TERRACE FAMILY HOME on Malkin Drive offers an ideal blend of comfort and practicality. This family home benefits from having a driveway accommodating one car and the convenience of a garage.

As you step into the hallway, you'll find a convenient cloakroom on the ground floor, perfect for guests. The main lounge area is spacious and bright, providing a warm and inviting space for family relaxation. Adjacent to the lounge, the dining room offers a separate yet connected area for family meals, featuring ample room for a large dining table and direct access to the rear garden, perfect for al fresco dining in the warmer months. The kitchen is fitted with a range of wall and base units offering plenty of storage, making meal preparation and organisation a breeze.

Upstairs, the master bedroom is a highlight of the home, featuring an en-suite bathroom and built-in wardrobes that provide abundant storage without compromising space. Designed for comfort, the master suite offers a peaceful retreat at the end of the day. The two additional bedrooms are generously sized, ideal for children, guests, or a home office. Each room is well-lit, and their neutral decor makes it easy to personalise the spaces to suit your style. A family bathroom completes the upper floor, with quality fixtures and finishes.

Outside, the property benefits from an end of terrace position, giving it a greater sense of privacy and extra outdoor space. The rear garden is fully enclosed, providing a safe play area for children or pets. Additionally, there is a private driveway for one car and the possibility of further extension or landscaping if desired subject to the usual planning restraints.

Offers In Excess Of £400,000



- **THREE BEDROOM END OF TERRACE FAMILY HOME**
- **EN-SUITE TO THE MASTER BEDROOM**
- **SEPARATE DINING ROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **VIEWING IS HIGHLY ADVISED**

Cloakroom 3'12 x 4'90 (0.91m x 1.22m)

Double glazed window to the front aspect, tiled splash backs, single radiator, laminate flooring, wash basin with mixer taps, low level W.C.

Lounge 12'05 x 15'47 (3.78m x 4.57m)

Double glazed windows to the front aspect, coved ceiling, double radiator, carpeted flooring, stone over mantle piece, electric fire place, TV aerial point, power points, under stairs storage cupboard.

Dining Room 7'46 x 10'68 (2.13m x 3.05m)

Double glazed windows to the rear aspect, coved ceilings, single radiator, carpeted flooring, power points, double glazed doors to the rear garden.

Kitchen 7'54 x 11'51 (2.13m x 3.35m)

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

Bedroom One 6'46 x 5'48 (1.83m x 1.52m)

Double glazed windows to the front aspect, coved ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

En-suite 5'10 x 7'25 (1.78m x 2.13m)

Double glazed windows to the front aspect, spotlights, part tiled walls, heated towel rail, lino flooring, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit underneath, low level W.C, shaver point.

Bedroom Two 8'51 x 9'81 (2.44m x 2.74m)

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

- **CHAIN FREE**
- **DOWNSTAIRS CLOAKROOM**
- **SPACIOUS LOUNGE**
- **CLOSE TO THE M11/M25**
- **SOUTH FACING GARDEN**

Bedroom Three 6'52 x 8'92 (1.83m x 2.44m)

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

Family Bathroom (Wet Room) 6'46 x 5'48 (1.83m x 1.52m)

Double glazed windows to the side aspect, spotlights, tiled walls, heated towel rail, vinyl flooring, extractor fan, thermostatic controlled shower, wash basin with mixer taps, low level W.C.

Garden

Mainly laid to lawn, patio area, access to the garage.

Garage

Electric roller shutter doors.

Locality

Primary Schools:

Henry Moore Primary School (0.35 miles), Church Langley Community Primary School (0.86 miles)

Secondary Schools:

Newhall Primary Academy (0.93 miles), Passmores Academy (1.03 miles)

Train stations:

Harlow Mill Rail Station (2.15 miles), Harlow Town Rail Station (2.64 miles)

Motorway:

M11/M25 via J7 (1.29 miles)

Flood Risk: Rivers & Seas - Low, Surface Water: Low

Build: Standard Construction - Brick and Tile

Tenure: Freehold

Parking: Driveway For One Car & Garage





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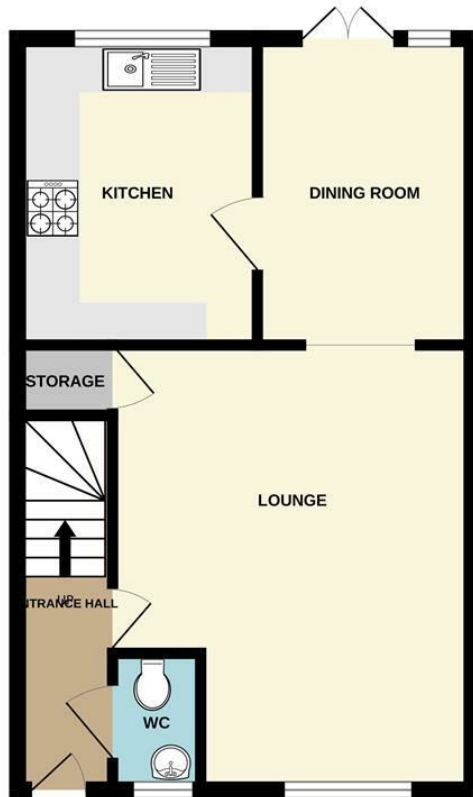
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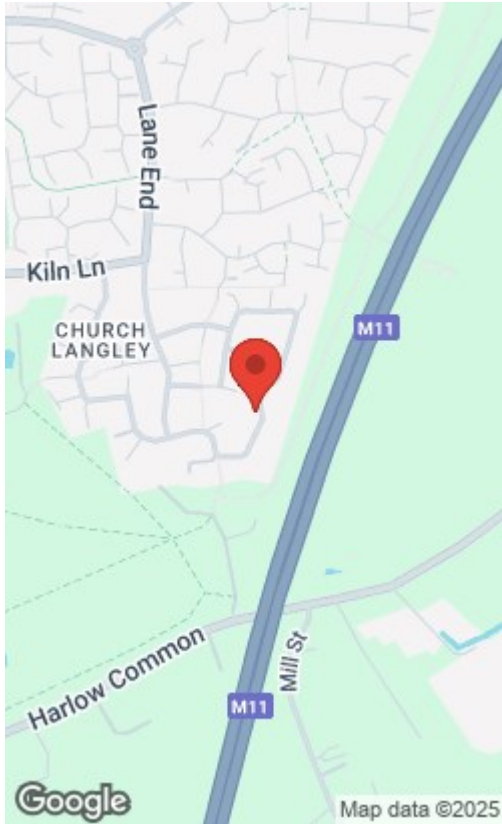
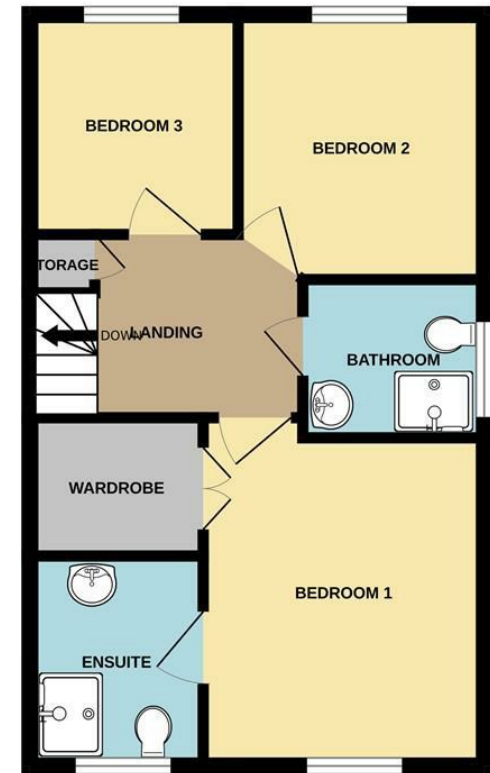
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ 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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