



Malkin Drive, CM17 9HJ  
Harlow









# Malkin Drive, CM17 9HJ

GUIDE PRICE £650,000- £675,000

Kings Group are delighted to bring to the market, this EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME on Malkin Drive offering a perfect blend of space, style, and convenience. The property boasts a garage and a private driveway accommodating up to five cars, making it ideal for modern family living.

Upon entering, you are welcomed by an inviting entrance hall that leads into a spacious kitchen/diner, featuring a range of contemporary wall and base units, as well as a door providing direct access to the rear garden. The ground floor also benefits from a generous family lounge with patio doors opening onto the garden, creating a bright and airy living space. Additionally, a convenient cloakroom adds to the practicality of the home.

The first floor offers a well-designed layout, featuring the master bedroom, which benefits from built-in wardrobes and an en-suite shower room. Three further well-proportioned bedrooms provide ample space for family members or guests, all serviced by a stylish four-piece family bathroom. Each bedroom is generously sized, ensuring comfort and versatility to accommodate a growing family. Thoughtfully designed to maximize space and natural light, this floor provides a perfect balance of functionality and style.

The second floor is home to the luxurious second bedroom, which enjoys breathtaking views overlooking Harlow Common. Complete with built-in wardrobes and a private en-suite, this space provides a tranquil retreat. Additionally, there is a further well-proportioned bedroom, offering flexibility for use as a guest room, study, or additional family space.

Externally, the westerly-facing rear garden has been designed for low maintenance,

## Guide Price £650,000





- **EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME**
- **KITCHEN/DINER**
- **GARAGE**
- **VIEWS OVER LOOKING HARLOW COMMON**
- **WELL MAINTAINED THROUGH-OUT**

#### **Malkin Drive**

This composition contributes to a family-friendly atmosphere, making it an appealing location for families and professionals alike.

The area offers convenient access to local amenities, including the nearby Tesco supermarket and various local shops, providing residents with essential services within close proximity. For families with children, reputable educational institutions such as Henry Moore Primary School and Church Langley Community Primary School are within walking distance, ensuring quality education options are readily available.

Transportation links are a notable advantage of residing in Malkin Drive. Harlow Mill and Harlow Town railway stations are approximately 2 to 3 miles away, offering regular services to London and other destinations, which is beneficial for commuters. Additionally, the M11 motorway is easily accessible, facilitating straightforward travel to London, Stansted Airport, and Cambridge.

#### **Entrance Hall**

##### **Lounge 15'05 x 12'83 (4.70m x 3.66m)**

Double glazed windows to the rear aspect, coved ceiling, double radiator, carpeted flooring, electric fireplace, TV aerial point, power points, doors leading to rear garden,

##### **Kitchen/Diner 9'71 x 27'23 (2.74m x 8.23m)**

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

##### **Cloakroom 3'00 x 6'26 (0.91m x 1.83m)**

Tiled splash backs, tiled flooring, extractor fan, wash basin with mixer tap, low level W.C

#### **First Floor Landing**

Carpeted flooring, power points, storage cupboards.

##### **Bedroom One 9'69 x 14'15 (2.74m x 4.27m)**

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

##### **En- suite 6'17 x 6'32 (1.83m x 1.83m)**

Double glazed window to the rear aspect, coved ceiling, spotlights,, Lino flooring, single radiator, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit underneath, low level W.C, shaver point.

##### **Bedroom Three 10'59 x 10'54 (3.05m x 3.05m)**

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

##### **Bedroom Five 7'73 x 15'98 (2.13m x 4.57m)**

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

- **CARPORT FOR TWO CARS**
- **DRIVEWAY FOR MULTIPLE CARS**
- **DOWNSTAIRS CLOAKROOM**
- **EN-SUITE TO THE MASTER BEDROOM & SECOND BEDROOM**
- **CUL-DE-SAC LOCATION**

#### **Family Bathroom 7'67 x 9'27 (2.13m x 2.74m)**

Double glazed windows to the side aspect, coved ceiling, part tiled walls, single radiator, Lino flooring, single radiator, extractor fan, panel enclosed bath with mixer taps and shower attachment, shower cubicle with thermostatically controls, wash basin with mixer taps and vanity unit underneath, low level W.C shaver points,

#### **Second Floor Landing**

Double glazed window to the rear, carpeted flooring , power points.

##### **Bedroom Two 11'32 x 10'53 (3.35m x 3.05m)**

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

##### **En-suite 6'32 x 9'50 (1.83m x 2.74m)**

Double glazed windows to the rear aspect, spotlights, part tiled walls, vinyl flooring, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer tap and vanity unit underneath, low level W.C.

##### **Bedroom Four 8'42 x 9'90 (2.44m x 2.74m)**

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

#### **Garage**

Up and Over door

#### **Garden**

West Facing, mainly laid to patio with artificial grass, side access, fence panels, wooden shed.

Tenure: Freehold

Build: Standard Construction

Flood Risk: Rivers & Seas - No Risk, Surface Water - Very Low

Parking: Driveway and Carport for multiple cars

Garage

#### **Schools/ Transport Links**

Primary Schools:

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

School (0.85 miles)

Secondary Schools:

Passmores Academy (0.95 miles), Mark Hall Academy (1.48 miles)

Train stations:

Harlow Mill Rail Station (2.18 miles), Harlow Town Rail Station (2.62 miles)

Motorways:

M11 J7 (1.21 miles), M11 J7A (1.99 miles)











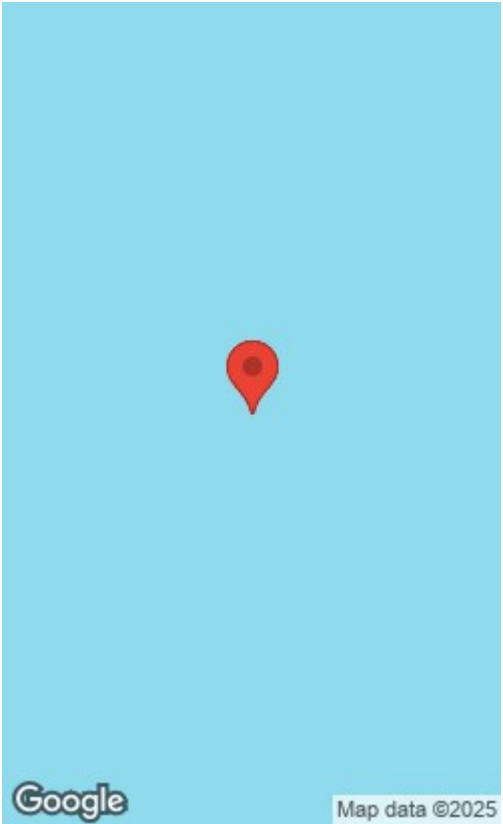






Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (29-34) <b>E</b> (21-28) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>			
		74	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		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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