



Malkin Drive, CM17 9WH  
Harlow









# Malkin Drive, CM17 9WH

Proudly presented by Kings Group, this STUNNING FOUR BEDROOM SEMI DETACHED TOWN HOUSE is perfectly situated in a peaceful cul-de-sac on Malkin Drive, Church Langley. Spanning three floors, the property offers a wealth of space and modern amenities, including a converted garage and a private driveway for two cars.

The inviting entrance hall leads to a spacious family lounge, complete with handy understairs storage. The ground floor is further enhanced by an extended, modern fitted kitchen-diner featuring a sleek island, skylights, and bi-folding doors that seamlessly open onto the beautifully landscaped rear garden. A separate utility room and a convenient downstairs cloakroom complete the ground level.

The first floor hosts a luxurious master bedroom with built-in wardrobes, alongside a generously sized second double bedroom. A contemporary family bathroom with a stylish three-piece suite adds a touch of elegance and comfort. On the second floor, you'll find two further double bedrooms, ideal for growing families or guests, along with an additional family bathroom featuring a spacious double shower and a modern three-piece suite.

The rear garden is thoughtfully designed with artificial grass and a patio area, creating a low-maintenance yet inviting space for relaxation and entertaining.

Located close to well-regarded local schools and with easy access to major motorways, this property is ideal for families and commuters alike. This exceptional townhouse offers the perfect blend of style, space, and convenience — ready to become your dream home.

## Offers In The Region Of £550,000



- **IMMACULATE FOUR BEDROOM SEMI DETACHED TOWN HOUSE • SITUATED OVER THREE FLOORS**
- **BEAUTIFUL SINGLE STORY EXTENSION**
- **CONVENIENT UTILITY ROOM**
- **DRIVEWAY FOR TWO CARS**
- **SOUGHT AFTER LOCATION**
- **MODERN FITTED KITCHEN WITH ISLAND**
- **LANDSCAPED REAR GARDEN**
- **CONVERTED GARAGE**
- **CUL - DE - SAC LOCATION**

#### **Malkin Drive**

Malkin Drive is a residential street situated in the Church Langley area of Harlow, Essex. This locale is known for its family-friendly environment, bolstered by reputable schools, convenient transport links, and a strong sense of community. The Church Langley area fosters a vibrant community atmosphere. Residents of Malkin Drive have convenient access to local amenities, including a nearby Tesco supermarket and various local shops, ensuring essential services are within easy reach. The presence of parks, nature trails, and recreational facilities offers ample opportunities for outdoor activities and community engagement.

#### **Entrance Hall**

Engineered wood flooring, single radiator, power points.

#### **Cloakroom 3'13 x 5'24 (0.91m x 1.52m)**

Double glazed windows to front aspect, coved ceiling, single radiator, engineered oak flooring, wash basin with mixer tap, low level flush WC

#### **Lounge 11'74 x 15'63 (3.35m x 4.57m)**

Double glazed windows to front aspect, coved ceiling, spotlights, single radiator, engineered oak flooring, TV aerial point, power points, understairs storage cupboard

#### **Kitchen 30'46 x 21'37 (9.14m x 6.40m)**

Skylights, Bi folding doors to garden, engineered oak flooring, tiled walls, a range of wall and base & wall units with flat top worksurfaces, island with sink, induction hob, electric oven, space for fridge freezer, spotlights, power points.

#### **Utility room 8'62 x 7'80 (2.44m x 2.13m)**

Door leading to rear garden, engineered wood flooring, a range of wall and base units with flat top worksurfaces, sink with mixer tap, plumbing for washing machine, space for dishwasher, coved ceiling with spotlights, power points.

#### **Landing (First Floor)**

Double glazed window to the front aspect, carpeted flooring, single radiator, power points.

#### **Bedroom One 9'48 x 13'16 (2.74m x 3.96m)**

Double glazed windows to rear aspect, coved ceiling, spotlights, single radiator, carpeted flooring, built in wardrobes (Combi boiler), power points

#### **Family Bathroom 6'44 x 8'58 (1.83m x 2.44m)**

Double glazed windows to side aspect, spotlights, tiled walls, heated towel rail, stripped wooden flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, thermostatically controlled shower, wash basin with mixer tap with vanity unit under, low level flush WC

#### **Bedroom Four 8'82 x 10'90 (2.44m x 3.05m)**

Double glazed windows to front aspect, coved ceiling, spotlights, single radiator, carpeted, power points

#### **Landing (Second Floor)**

Carpeted flooring, single radiator, power points.

#### **Bedroom Two 11'00 x 15'29 (3.35m x 4.57m)**

Double glazed windows to front aspect, coved ceiling, spotlights, single radiator, engineered oak flooring, built-in storage cupboard, power points

#### **Bedroom Three 9'36 x 13'15 (2.74m x 3.96m)**

Double glazed windows to rear aspect, coved ceiling, spotlights, single radiator, engineered oak flooring, built-in wardrobes, power points

#### **Family Bathroom (Second Floor) 8'13 x 6'36 (2.44m x 1.83m)**

Double glazed windows to side aspect, spotlights, tiled walls, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity unit under, low level flush

#### **Garden**

Mainly laid to artificial grass with patio area, fence panels

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

Primary Schools:

Henry Moore Primary School (0.27 miles), Church Langley Community Primary School (0.78 miles)

Secondary Schools:

Passmores Academy ( 0.98 miles), Mark Hall Academy (1.38 miles)

Train stations:

Harlow Mill Rail Station (2.08 miles), Harlow Town Rail Station (2.58 miles)

Motorways:

M11 J7 (1.31 miles), M11 J7A (1.89 miles)

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

Tenure: Freehold

Build: Standard Construction - Brick & Tile

Parking: Converted Garage, Driveway For Two Cars







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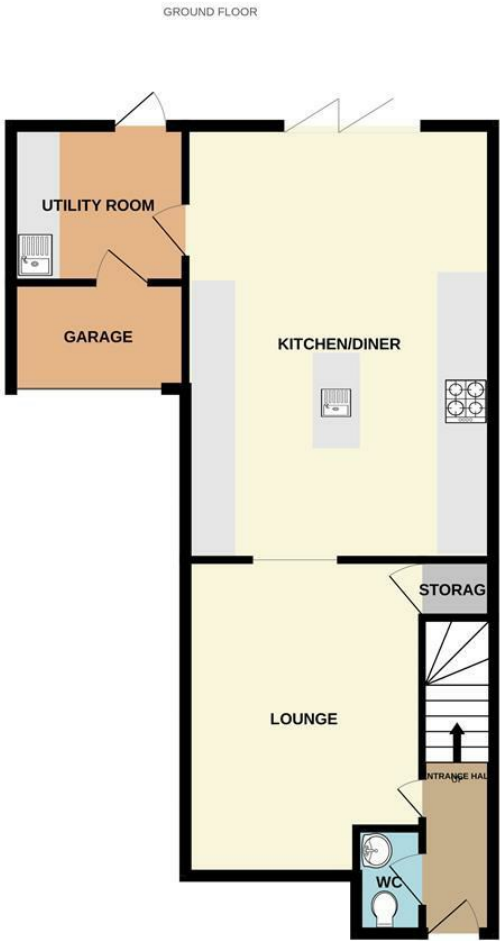






Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
<small>Not energy efficient - higher running costs</small> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
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> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
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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