



Malkin Drive, CM17 9WH
Harlow

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GUIDE PRICE £480,000 - £500,000

Kings Group is delighted to present THIS SPACIOUS FIVE BEDROOM MID LINK TERRACE FAMILY HOME, situated in the highly sought-after Malkin Drive, Church Langley. Boasting a carport for two vehicles and a garage, this well-presented property offers ample parking and convenience for modern family living.

Upon entering, you are welcomed by an inviting entrance hall that leads to a generous family lounge, perfect for relaxing and entertaining. The well-appointed kitchen/diner features a range of stylish wall and base units, providing plenty of storage and workspace, with doors opening onto the rear garden. Additionally, a convenient cloakroom on the ground floor adds to the practicality of this home.

The first floor comprises a spacious master bedroom complete with an ensuite, offering a private retreat for homeowners. Three further well-proportioned bedrooms provide ample space for family members or guests, all served by a modern family bathroom with a three-piece suite. On the second floor, a large double bedroom with its own ensuite offers a versatile space that could function as a guest suite, home office, or additional primary bedroom. The layout of this home is thoughtfully designed, maximizing comfort, space, and natural light throughout.

Externally, the secluded rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining and relaxation. Side access enhances convenience, making garden maintenance effortless. The property's location is a key highlight, being within close proximity to local shops, well-regarded schools, and essential amenities. Excellent transport links, including the nearby M11 and M25 motorways, provide direct routes to

Guide Price £480,000



- **FIVE BEDROOM MID LINK TERRACE FAMILY HOME**
- **GARAGE**
- **EN-SUITE TO THE MASTER BEDROOM**
- **SECLUDED REAR GARDEN**
- **CLOSE TO LOCAL SHOPS/ SCHOOLS & AMENITIES**

Malkin Drive

Malkin Drive in Church Langley offers a blend of suburban tranquility and accessibility, making it a desirable location for a diverse range of residents. Residents of Malkin Drive benefit from a range of local amenities. The Church Langley area offers various shopping options, dining establishments, and recreational facilities, contributing to a comfortable and convenient lifestyle. The community is well-regarded for its family-friendly environment, with well-maintained public spaces and a strong sense of community. The area is served by several reputable schools, making it appealing to families. Both primary and secondary educational institutions are accessible, providing quality education options within a reasonable distance from Malkin Drive. Malkin Drive boasts good transport links, with regular bus services connecting residents to Harlow town center and surrounding areas. Additionally, the proximity to major road networks, including the M11 motorway, facilitates convenient travel to London and other neighboring regions.

Entrance Hall

Cloakroom 3'48x4'81 (0.91mx1.22m)

Double glazed windows to side aspect, single radiator, tiled flooring, wash basin with separate tap, low level flush WC

Lounge 15'42x12'05 (4.57mx3.78m)

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

Kitchen/Diner 15'83x13'24 (4.57mx3.96m)

Double glazed windows to rear aspect, double radiator, tiled flooring, tiled splash backs, a range of base & wall units with roll top, integrated cooker, gas oven, electric hob, extractor hood, double drainer unit, space for fridge freezer, plumbing for washing machine, space for dishwasher, ceiling spotlights, door to rear and side entrance, power points

Landing

Bedroom One 9'66x11'80 (2.74mx3.35m)

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

En-suite 4'96x6'69 (1.22mx1.83m)

Double glazed windows to side aspect, ceiling spotlights, part tiled walls, single radiator, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, wash basin with separate taps, low level flush WC, shaver point

- **CARPORT FOR TWO CARS**
- **DOWNSTAIRS CLOAKROOM**
- **EN-SUITE TO SECOND BEDROOM**
- **KITCHEN/DINER**
- **IDEAL FAMILY HOME**

Bedroom Two 20'62x16'74 (6.10mx4.88m)

Double glazed windows to side aspect, ceiling spotlights, carpeted flooring, built-in wardrobes, power points

Bedroom Two En-suite 7'14x6'22 (2.13mx1.83m)

Doubles glazed windows to side aspect, tiled flooring, ceiling spotlights, part tiled walls, wash basin with mixer tap and vanity unit under, low level WC, heated towel rail

Bedroom Three 10'01x9'71 (3.07mx2.74m)

Double glazed windows to front aspect, coved ceiling, single radiator, carpeted flooring, built-in wardrobes, power point

Bedroom Four 8'71x10'33 (2.44mx3.05m)

Double glazed windows to rear aspect, single radiator, carpeted flooring, power points

Bedroom Five 6'78x9'11 (1.83mx3.02m)

Double glazed windows to rear aspect, coved ceiling, carpeted flooring, power points

Family Bathroom 6'26x6'45 (1.83mx1.83m)

Ceiling spotlights, part tiled walls, single radiator, tiled flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with separate tap, low level flush WC, shaver point

Landing

Garden

Mainly laid to grass with patio area, wooden fence panels, side access

Schools & Transport Links

Primary Schools:

Henry Moore Primary School (0.34 miles), Potter Street Academy (0.84 miles)

Secondary Schools:

Passmores Academy (1.09 miles), St Nicholas School (1.29 miles)

Train stations:

Harlow Mill Rail Station (2.09 miles), Harlow Town Rail Station (2.64 miles)

Motorways:

M11 J7 (1.37 miles), M11 J7A (1.81 miles)

Build: Standard Construction - Brick & Tile

Tenure: Freehold

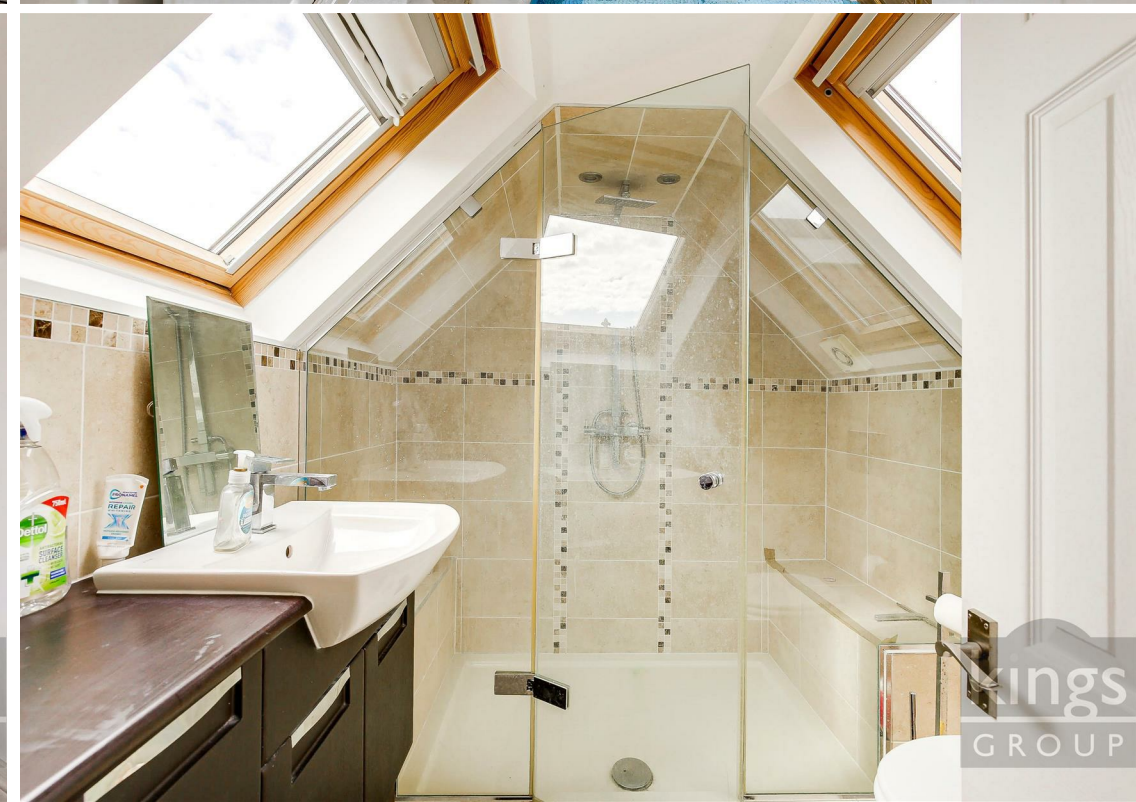
Flood Risk: Rivers & Seas- Low, Surface Water - Low

Parking: Carport for Two Cars & Garage

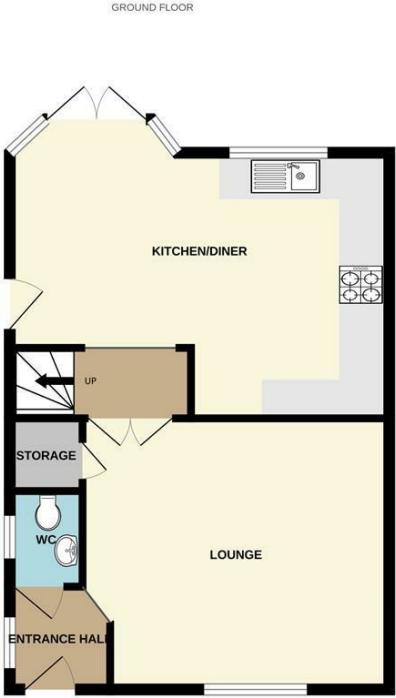
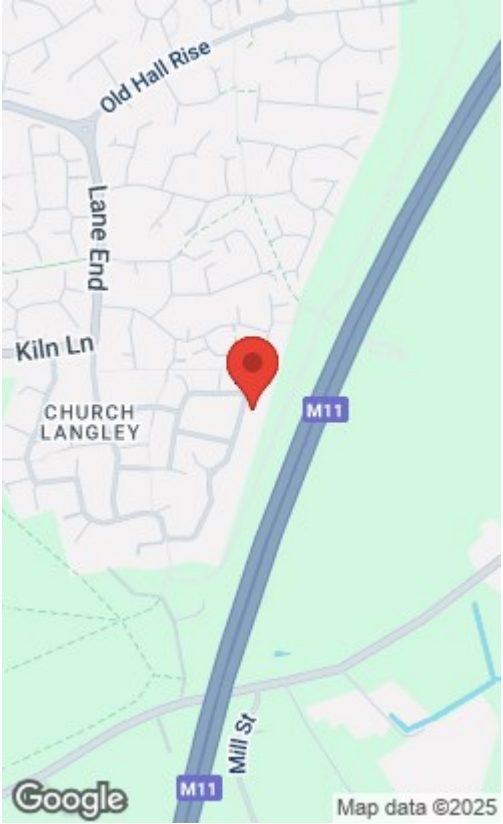








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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