



Malkin Drive, CM17 9WH
Harlow





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Kings Group are delighted to offer this TWO BEDROOM END OF TERRACE FAMILY HOME, ideally located on Malkin Drive within the ever-popular Church Langley Development. The property is being offered on a CHAIN-FREE BASIS, making it an excellent opportunity for FIRST-TIME BUYERS or those looking to downsize. The home further benefits from a garage and driveway providing parking for two cars, offering both convenience and practicality.

Upon entering, you are welcomed by an inviting entrance hall that includes a ground floor cloakroom, leading into a bright and spacious family lounge, perfect for relaxing or entertaining guests. The kitchen/diner features a range of wall and base units providing ample storage and workspace, with plenty of room for family dining. To the rear, the garden is mainly laid to lawn with a patio area ideal for outdoor seating, and benefits from side access as well as direct access to the garage.

The first floor comprises a master bedroom complete with built-in wardrobes and a private ensuite shower room, along with a second double bedroom also featuring built-in wardrobes. The family bathroom includes a three-piece suite, offering both style and functionality.

Situated close to local shops, schools, and amenities, this property offers both comfort and convenience. Excellent transport links via the M11 and M25 provide direct access to London, Stansted Airport, and Cambridge, making this a highly desirable location for commuters and families alike.

Offers In The Region Of £350,000



- TWO BEDROOM END OF TERRACE FAMILY HOME
- GARAGE
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTEAD & CAMBRIDGE

Property Information

Tenure: Freehold

Build: Standard Construction - Brick & Tile

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

Parking: Garage and Driveway for Two Cars

Schools/ Transport Links

Primary Schools:

Henry Moore Primary School (0.34 miles), Church Langley Community Primary School (0.85 miles)

Secondary Schools:

Passmores Academy (1.1 miles), St Nicholas School (1.28 miles)

Train stations:

Harlow Mill Rail Station (2.08 miles), Harlow Town Rail Station (2.64 miles)

Motorways:

M11 J7 (1.39 miles), M11 J7A (1.8 miles)

Porch 3'19 x 6'74 (0.91m x 1.83m)

Cloakroom 2'77 x 6'13 (0.61m x 1.83m)

Double glazed window to the side aspect, tiled splash backs, tiled flooring, wash basin, low level W.C

Lounge 13'11 x 14'74 (4.24m x 4.27m)

Double glazed window to the front aspect, coved ceiling, single and double radiator, laminate flooring, power points.

Kitchen/Diner 13'11 x 9'68 (4.24m x 2.74m)

Double glazed window to the rear aspect, laminate flooring, a range of wall and base units with flat top worksurfaces,

- CHAIN FREE
- DRIVEWAY FOR TWO CARS
- SECLUDED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

electric oven and gas hob, extractor fan, plumbing for washing machine, space for fridge freezer, power points, door leading to rear garden/

Bedroom One 9'16 x 10'76 (2.74m x 3.05m)

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

En-suite 6'31 x 6'08 (1.83m x 2.03m)

Double glazed window to the front aspect, laminate flooring, single radiator, shower cubicle with thermostatic controls, wash basin, low level W.C, extractor fan, shaver point.

Bedroom Two 8'51 x 10'59 (2.44m x 3.05m)

Double glazed window to the rear aspect, laminate flooring, built in wardrobes, power points.

Family Bathroom 5'52 x 6'45 (1.52m x 1.83m)

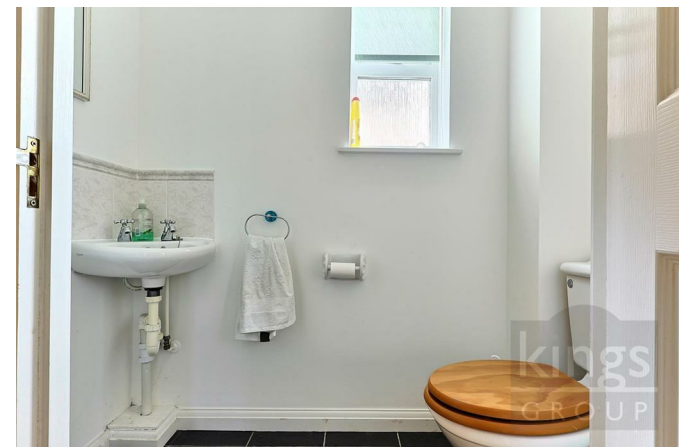
Double glazed window to the side aspect, part tiled walls, single radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin, low level W.C, shaver point.

Garage 8'42 x 17'35 (2.44m x 5.18m)

Up and over door, access into the garden,

Garden

secluded, East facing, Mainly laid to lawn with patio area, side access, garage access



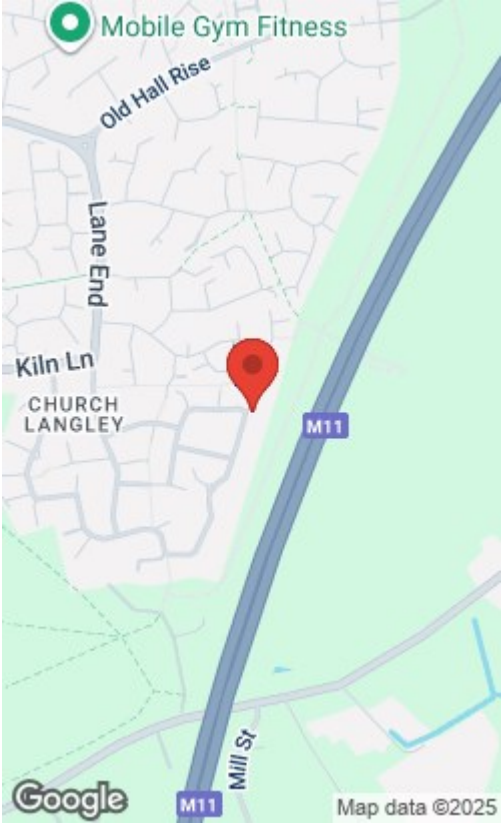


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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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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