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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Malkin Drive, Harlow, CM17 9HJ
£430,000

Kings Group - Church Langley are pleased to offer For Sale, this THREE BEDROOM SEMI DETACHED TOWNHOUSE on Malkin Drive. Located in the sought after Church Langley development, this ideal family home is comprised of three bedrooms across two floors with en-suite to the master bedroom, family bathroom, lounge and kitchen/diner. The property also benefits from a spacious rear garden as well as a garage and additional off-street parking. The house falls within the catchment area of both Henry Moore and Church Langley Primary Schools as well as Mark Hall and Leventhorpe Academies. In addition, there is potential to extend the property to the rear and into the garage (STPP). There is ease of access to the A414 & M11 offering direct road links to London, Chelmsford and Bishops Stortford. To arrange a viewing, please do not hesitate to get in touch.

Entrance Hallway

9'14 x 2'91 (2.74m x 0.61m)

Tiled flooring, single radiator, spotlights, stairs leading to first floor landing, doors leading to:

Downstairs WC

4'77 x 2'66 (1.22m x 0.61m)

Double Glazed front aspect opaque window, tiled flooring, partially tiled walls, single radiator, pedestal wash basin with mixer tap, low level WC.

Lounge

15'31 x 12'89 (4.57m x 3.66m)

Double Glazed front aspect windows, carpeted flooring, single radiator, phone point, TV aerial point, power points, coving, doorway leading to:

Kitchen/Diner

10'43 x 12'83 (3.05m x 3.66m)

Double Glazed rear aspect windows, tiled flooring, single radiator, partially tiled walls, range of wall and base units with roll top granite effect work surfaces, integrated electric oven, electric hob, integrated extractor hood, integrated washing machine, space for fridge freezer, plumbing for dishwasher, drainer unit, spotlights, power points, double glazed rear door leading to garden.

First Floor Landing

16'14 x 6'06 (4.88m x 1.98m)

Double Glazed front aspect window, carpeted flooring, airing/storage cupboard, power points, stairs leading to second floor, doors leading to:

Bedroom Two

10'73 x 9'40 (3.05m x 2.74m)

Double Glazed rear aspect windows, carpeted flooring, power points, single radiator, built in wardrobes.

Bedroom Three

9'62 x 6'52 (2.74m x 1.83m)

Double Glazed front aspect window, carpeted flooring, single radiator, power points.

Family Bathroom

6'26 x 5'32 (1.83m x 1.52m)

Tiled flooring, single radiator, tiled walls, spotlights, low level WC, wash basin with mixer tap and vanity unit underneath, panel enclosed bath with mixer tap.

Second Floor Landing

Double Glazed side aspect window, carpeted flooring, spotlights, door leading to:

Bedroom One

14'42 x 9'69 (4.27m x 2.74m)

Double Glazed front aspect window, carpeted flooring, power points, telephone point, TV aerial point, walk in wardrobe, door leading to:

En-Suite

6'58 x 5'07 (1.83m x 1.70m)


Double Glazed rear aspect window, tiled flooring, single radiator, tiled walls, low level WC, wash basin with mixer tap and vanity unit underneath, walk in shower cubicle with thermostatically controlled shower.

Garage

Up and Over Garage door, power supply, lighting, door leading onto rear garden.

Garden (Approx 35ft)

Approx 35ft rear garden. primarily laid to lawn, patio area to rear of the house and garage, outside water tap, door accessing garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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