



Malkin Drive, CM17 9HJ
Harlow





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Kings Group are delighted to offer this fantastic TWO BEDROOM END OF TERRACE FAMILY HOME, perfectly positioned on Malkin Drive within the highly sought-after Church Langley development. Being sold on a CHAIN FREE BASIS, this superb property represents an ideal FIRST TIME PURCHASE or smart investment opportunity. With the added benefits of a garage and allocated parking, this home ticks all the boxes for convenient modern living.

The property welcomes you through an inviting entrance porch into a bright and spacious family lounge, creating the perfect setting for relaxing or entertaining. To the rear, the kitchen/diner is fitted with a range of wall and base units and enjoys direct access to the rear garden, making it a great social space for family meals and gatherings. A downstairs cloakroom completes the ground floor layout.

Upstairs, the impressive master bedroom boasts built-in wardrobes and a private en-suite, offering a peaceful retreat. The second double bedroom is generously sized and benefits from a built-in storage cupboard, while family bathroom features a three-piece suite.

Externally, the rear West facing secluded garden is mainly laid to lawn with a patio area, ideal for summer entertaining, and enjoys rear access leading to the garage and allocated parking.

Situated close to excellent local schools, shops and amenities, and with easy access to the M11 and M25 providing direct routes to London, Stansted and Cambridge.

This is a home not to be missed. Early viewing is highly recommended to truly appreciate the space, location and lifestyle on offer.

Offers In Excess Of £330,000



- **TWO BEDROOM END OF TERRACE FAMILY HOME**
- **GARAGE**
- **EN-SUITE TO THE MASTER AND BUILT IN WARDROBES**
- **DOUBLE BEDROOMS**
- **CLOSE TO THE M11/M25**

Property Information

Tenure: Freehold
 Build: Standard Construction
 Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
 Parking: Garage and allocated parking for one car

Schools/ Transport Links

Primary Schools:
 Henry Moore Primary School (0.35 miles), Potter Street Academy (0.79 miles)

Secondary Schools:
 Passmores Academy (1.03 miles), St Nicholas School (1.38 miles)

Train stations:
 Harlow Mill Rail Station (2.16 miles), Harlow Town Rail Station (2.65 miles)

Motorways:
 M11 J7 (1.27 miles), M11 J7A (1.92 miles)

Porch 3'40 x 2'03 (0.91m x 0.69m)
 Coved ceiling, single radiator, tiled flooring.

Downstairs Cloakroom 2'82 x 4'82 (0.61m x 1.22m)
 Double glazed window to the front aspect, single radiator, tiled flooring, wash basin with mixer tap, low level W.C

Lounge 12'98 x 15'44 (3.66m x 4.57m)
 Double glazed window to the front aspect, coved ceiling, single radiators, carpeted flooring, power points.

Kitchen/Diner 13'00 x 10'36 (3.96m x 3.05m)
 Double glazed window to the rear aspect, double radiator,

- **CHAIN FREE**
- **ALLOCATED PARKING FOR ONE CAR**
- **DOWNSTAIRS CLOAKROOM**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**

tiled splash backs, a range of wall and base units with flat top worksurfaces, integrated cooker, gas hob and electric oven, hood extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, coved ceiling, spotlights, power points, door leading to rear garden

Bedroom One 9'60 x 9'83 (2.74m x 2.74m)
 Double glazed window to the rear aspect, coved ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

En-suite 3'07 x 9'83 (1.09m x 2.74m)
 Double glazed window to the rear aspect, spotlights, part tiled walls, heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatic controls, low level W.C.

Bedroom Two 12'93 x 10'02 (3.66m x 3.10m)
 Double glazed window to the front aspect, coved ceiling, single radiator, carpeted flooring, built in storage cupboard, power points.

Family Bathroom 6'20 x 6'36 (1.83m x 1.83m)
 Spotlights, single radiator, tiled flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap, low level W.C, shaver point.

Garden
 West facing, mainly laid to lawn with patio area, wooden fence panels, rear access.

Garage
 Up and over door





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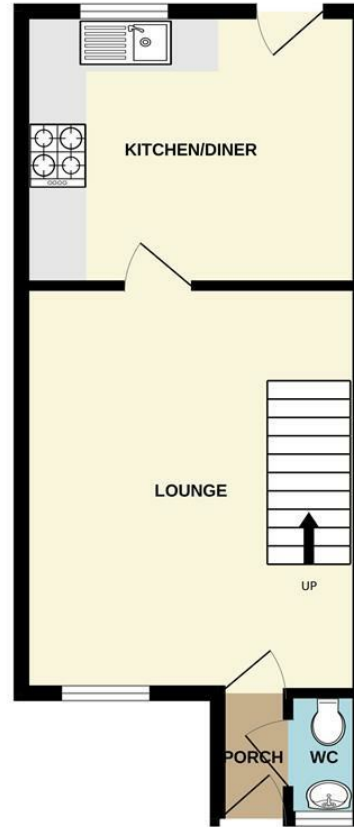




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			C
(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			
England & Wales		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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