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**Malkin Drive, Harlow, CM17 9HL**  
**Offers In Excess Of £450,000**

Kings Group - Church Langley are delighted to offer For Sale, this FOUR BEDROOM SEMI DETACHED TOWNHOUSE on Malkin Drive. Located in the heart of CM17 on the popular Church Langley development, the property is comprised of four double bedrooms with en-suite to the master bedroom, family bathroom, lounge, kitchen/diner, downstairs WC and utility/play-room. The property also benefits from off-street parking for two vehicles. This ideal family home falls within the catchment area of both Henry Moore & Church Langley Primary Schools as well as sought after secondary schools including Mark Hall, Passmores & Leventhorpe Academies. Within walking distance are a number of local shops and amenities including Tesco supermarket and Kiddi Caru day nursery. There is also ease of access to the A414 & M11 offering direct links to London, Chelmsford & Stansted. To arrange a viewing, please do not hesitate to get in touch,

#### Entrance Hallway

**7'48 x 3'51 (2.13m x 0.91m)**

Tiled flooring, power points, stairs leading to first floor landing, doors leading to:

#### Downstairs WC

**5'09 x 3'20 (1.75m x 0.91m)**

Double Glazed front aspect opaque window, tiled flooring, partially tiled walls, low level WC, wash basin, radiator.

#### Lounge

**15'58 x 11'70 (4.57m x 3.35m)**

Double Glazed front aspect windows, laminate flooring, radiator, power points, telephone point, TV aerial point, under-stairs storage cupboard, electric fireplace, double doors opening on to:

#### Kitchen / Diner

**15'27 x 11'38 (4.57m x 3.35m)**

Double Glazed rear aspect windows, laminate flooring, partially tiled walls, range of wall and base units with roll top work surfaces, integrated electric oven, gas hob, integrated extractor fan, stainless steel drainer unit, integrated dishwasher, plumbing for washing machine, space for American style fridge/freezer, power points, double glazed rear doors leading to garden, side door leading to:

#### Play Room / Utility Room

**15'31 x 10'66 (4.57m x 3.05m)**

Double Glazed rear aspect window, laminate flooring, power points, double glazed rear door leading onto garden, door leading into garage/storage space.

#### First Floor Landing

**6'23 x 6'27 (1.83m x 1.83m)**

Double Glazed front aspect windows, carpeted flooring, storage cupboards, power points, stairs leading to second floor landing, doors leading to:

#### Bedroom One

**15'35 x 9'35 (4.57m x 2.74m)**

Double Glazed rear aspect windows, carpeted flooring, fitted wardrobes, power points, TV aerial point, telephone point, door leading to:

#### En-Suite

**6'49 x 5'57 (1.83m x 1.52m)**

Double Glazed side aspect opaque window, radiator, tiled flooring, partially tiled walls, walk in shower cubicle, low level WC, pedestal wash basin.

#### Bedroom Four

**10'86 x 8'79 (3.05m x 2.44m)**

Double Glazed front aspect windows, carpeted flooring, radiator, power points.

#### Second Floor Landing

**6'70 x 6'47 (1.83m x 1.83m)**

Carpeted flooring, storage cupboard, power points, doors leading to:

#### Bedroom Two

**15'38 x 10'86 (4.57m x 3.05m)**

Double Glazed front aspect windows, built in storage cupboard, carpeted flooring, radiator, power points, TV aerial point, telephone point.

#### Bedroom Three

**15'40 x 9'38 (4.57m x 2.74m)**

Double Glazed rear aspect windows, carpeted flooring, fitted wardrobes, radiator, power points.

#### Family Bathroom

**7'54 x 6'43 (2.13m x 1.83m)**

Double Glazed side aspect opaque window, tiled flooring, tiled walls, panel enclosed bath with mixer tap and shower attachment (fitted with electrical pump for enhanced water pressure), low level WC, pedestal wash basin, radiator.

#### Garden

Angled rear garden primarily laid with artificial turf, patio to the immediate rear of the property, outside water tap.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



4 BED SEMI - TOWNHOUSE

TOTAL FLOOR AREA : 129.3 sq.m. (1391 sq.ft.) approx.

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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