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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Malkin Drive, Harlow, CM17 9HL  
£460,000



Kings Group - Church Langley are delighted to offer For Sale, this FIVE BEDROOM TOWNHOUSE on Malkin Drive. Located in the heart of CM17 on the popular Church Langley development, this property is comprised of five bedrooms across two floors, with en-suite to the master bedroom, family bathroom, lounge, kitchen/diner, downstairs WC & integral garage. The property benefits from additional off-street parking & a spacious rear garden. The house falls within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as sought after secondary schools including Mark Hall, Passmore and Leventhorpe Academies. The property is also within walking distance of local shops and amenities including Tesco supermarket & Kiddi Caru day nursery as well as a few minutes walk from Harlow Common offering substantial green space. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford & Stansted. To arrange a viewing, please do not hesitate to get in touch.

Ground Floor:-

**Entrance Porch**  
4'00 x 5'05 (1.22m x 1.65m)  
Tiled flooring, built in storage cupboard, door leading to:

**Entrance Hallway**  
14 x 6 (4.27m x 1.83m)  
Tiled flooring, stairs leading to first floor landing, under stairs storage cupboard, doors leading to:

**Downstairs WC**  
6'00 x 3'11 (1.83m x 1.19m)  
Tiled flooring, partially tiled walls, single radiator, low level WC, pedestal hand wash basin with mixer tap.

**Kitchen / Diner**  
21'0 x 9'10 (6.40m x 3.00m)  
Double Glazed rear aspect windows, tiled flooring, island/breakfast bar housing electric hob, chimney style extractor fan above, range of wall and base units with flat top work surfaces and lighting, double radiator, integrated electric oven, space for American style fridge freezer, plumbing for washing machine, plumbing for dishwasher, drainer unit with mixer tap, power points, TV aerial point, double glazed French doors leading to garden.

**Garage**  
Up and over door, power and lighting, internal door leading into entrance hallway.

**Garden**  
Approx 40ft rear garden with rear access, mostly laid to lawn with plant and shrub border, laid to patio to the immediate rear of the property with steps leading to lawn, outside water tap.

First Floor:-

**First Floor Landing**  
10' x 6' (3.05m x 1.83m)  
Carpeted flooring, stairs leading to second floor, doors leading to:

**Lounge**  
22'1 x 10' (6.73m x 3.05m)  
Double Glazed rear aspect windows, carpeted flooring, double radiator, TV aerial point, telephone point, power points.

**Bedroom One**  
16'03 x 10'08 (4.95m x 3.25m)  
Double Glazed front aspect windows, carpeted flooring, double radiator, built in wardrobes, built in storage cupboard, telephone point, TV aerial point, power points, door leading to:

**En-Suite**  
11'05 x 4'05 (3.48m x 1.35m)  
Tiled flooring, tiled walls, low level WC, pedestal wash basin with mixer tap, double radiator, walk in shower cubicle with thermostatically controlled shower.

**Second Floor:-**  
**Second Floor Landing**  
10'06 x 12'66 (3.20m x 3.66m)  
Loft access, carpeted flooring, airing cupboard, doors leading to:

**Bedroom Two**  
11'10 x 10'04 (3.61m x 3.15m)  
Double Glazed rear aspect windows, laminate flooring, built in wardrobe, built in storage cupboard, power points, single radiator.

**Bedroom Three**  
11'06 x 10'02 (3.51m x 3.10m)  
Double Glazed rear aspect windows, laminate flooring, built in storage cupboard, power points, single radiator.

**Bedroom Four**  
10'02 x 7'08 (3.10m x 2.34m)  
Double Glazed front aspect windows, laminate flooring, single radiator, power points.

**Bedroom Five**  
8'07 x 6'03 (2.62m x 1.91m)  
Double Glazed front aspect windows, laminate flooring, power points, single radiator.

**Family Bathroom**  
6'09 x 6'06 (2.06m x 1.98m)  
Tiled flooring, partially tiled walls, panel enclosed bath with mixer tap and shower attachment, low level WC, wall mounted hand wash basin with mixer tap.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>		
(69-80) <b>C</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	

GROUND FLOOR

1ST FLOOR

2ND FLOOR

