



Malkin Drive | Church Langley | Harlow | CM17 9WH

Asking Price £335,000



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A TWO DOUBLE BEDROOM MID TERRACE with garage and parking. The property is well presented throughout with the ground floor comprising of a fitted kitchen, WC, spacious lounge diner and UPVC double glazed conservatory. Upstairs benefits from two double bedrooms and a newly fitted shower room. The rear garden is mostly laid to lawn with patio and rear access to garage. Viewings advised.

- Two Double Bedrooms
- Mid-Terraced House
- Garage & Parking
- Ground Floor WC
- Council Tax Band: C
- EPC Rating: C

#### Front

Shingle front with sandstone pathway to front door. Double glazed external door to front.

#### Entrance Hall

Double glazed external door to front. Internal doors to kitchen, lounge and WC. Stairs to first floor. Radiator to wall.





### Kitchen

10'04" x 6'04" (3.15m x 1.93m)

UPVC double glazed window to front, radiator to wall. Wood effect kitchen with a range of wall and base units and laminate worktops. 1.5 Stainless steel sink and drainer. Integral electric oven, gas hob and cooker hood above. Plumbing for washing machine, space for fridge freezer. Gas boiler located within kitchen cupboard. Extractor fan to wall. Internal door to entrance hall.

### Lounge Diner

13'05" x 13'08" (4.09m x 4.17m)

UPVC double glazed double doors to conservatory. Radiator to wall. Electric fireplace and surround. Internal doors to under stairs storage (housing electrics) and entrance hall.

### Conservatory

7'06" x 9'10" (2.29m x 3.00m)

Quarter brick UPVC double glazed conservatory with French doors to garden and double doors to lounge.

### WC

UPVC double glazed window to front, radiator to wall. White WC and sink to wall. Internal door to entrance hall.

### Landing

Airing cupboard housing hotwater cylinder. Loft hatch. Internal doors to bedrooms and shower room. Stairs to ground floor. Radiator to wall.

### Bedroom One

7'11" x 11'04" (2.41m x 3.45m)

UPVC double glazed window to rear aspect, radiator to wall. Two built-in double wardrobes. Internal door to landing.



### Bedroom Two

9'00" x 13'08" (2.74m x 4.17m)

UPVC double glazed window to front aspect, radiator to wall. Internal door to landing.

### Shower Room

6'04" x 6'03" (1.93m x 1.91m)

Fully tiled suite with large walk-in shower cubicle. White WC and vanity sink with mirror to wall. Chrome heated towel rail and extractor fan. Shaver socket to wall. Internal door to landing.

### Garden

Mostly laid to lawn with sandstone patio and flowerbed at rear. Outside tap. Timber gate leading to parking and garage.

### Garage

Up and over garage door with parking in front.

### Local Area

Malkin Drive is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station has direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Church Langley is also only 6.5 miles to Epping Underground Station situated on the Central Line.





**Ground Floor**  
Approx. 38.5 sq. metres (414.3 sq. feet)



**First Floor**  
Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	88
(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	
England & Wales	
EU Directive 2002/91/EC	

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