

Malkin Drive | Church Langley | Harlow | CM17 9HQ

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Offers In Excess Of £450,000

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BACK ON THE MARKET! AN IMMACULATE FOUR BEDROOM MID-TERRACE TOWNHOUSE with driveway and garage. Situated within the highly sought-after Church Langley development, this spacious home offers well-proportioned accommodation arranged over three floors. The ground floor features a modern fitted kitchen/diner, a cloakroom and an integral garage. On the first floor, you'll find a generous lounge overlooking the front aspect, and the primary double bedroom benefiting from an en-suite shower room. The top floor comprises a further double bedroom, two well-proportioned single bedrooms and a family bathroom. Outside, the South-facing rear garden is attractively established with mature plants and shrubs, creating a private and secluded outdoor space. Further benefits include no onward chain, viewings advised.

- Four Bedrooms
- Driveway & Garage
- Council Tax Band: C
- Mid-Terrace Town House
- No Onward Chain
- EPC Rating: TBC

Front

Block paved driveway to front with up and over door to garage and pathway leading to front door. Established shrub between neighbouring property.

Entrance Hall

17'8" x 6'2" (5.38m x 1.88m)

External double glazed door to front. Corridor hallway with stairs to first floor, radiator to wall and internal doors to kitchen, WC, garage and storage cupboard. Recessed spotlights in ceiling.

WC

5'5" x 2'10" (1.65m x 0.86m)

White WC and pedestal sink. Radiator to wall. Internal door to entrance hall.

















Kitchen
10'10" x 15'0" (3.30m x 4.57m)
Two UPVC double glazed windows and external door to garden. Modern fitted kitchen with a range of wall and base units, laminate worktops, stainless steel 1.5 sink and drainer, integral gas hob with cooker hood above, plumbing for washing machine, integral electric oven and fridge freezer. Space for dining area. Radiator to wall. Built-in storage cupboard under stairs. Internal door to hallway. Recessed spotlights in ceiling.

Garage
16'3" x 8'6" (4.95m x 2.59m)
Integral garage with lighting and power. Up and over door to front. Internal door to entrance hall.

First Floor Landing
10'4" x 3'7" (3.15m x 1.09m)
Stairs to ground floor and second floor. Radiator to wall. Internal doors to living room and bedroom. Recessed spotlights in ceiling.

Living Room
14'4" x 15'0" (4.37m x 4.57m)
Two UPVC double glazed windows to front aspect, one with Juliette balcony. Two radiators to walls. Internal door to landing.

Bedroom One
9'8" x 12'9" (2.95m x 3.89m)
Two UPVC double glazed windows to rear aspect with radiators below. Two built-in double wardrobes. Internal doors to ensuite and landing.

Ensuite
4'11" x 7'4" (1.50m x 2.24m)
Part tiled en-suite comprising of a white WC, pedestal sink and shower cubicle with thermostatic shower. Radiator to wall. Internal door to bedroom. Recessed spotlights and extractor fan in ceiling.

Second Floor Landing
10'4" x 3'8" (3.15m x 1.12m)
Stairs to first floor. Radiator to wall, loft hatch above. Internal doors to three bedrooms, family bathroom and airing cupboard.

Bedroom Two
9'9" x 14'11" (2.97m x 4.55m)
Two UPVC double glazed windows to front aspect with radiators below. Internal door to second floor landing.

Bedroom Three
11'11" x 8'2" (3.63m x 2.49m)
UPVC double glazed window to rear aspect, radiator to wall. Internal door to second floor landing.


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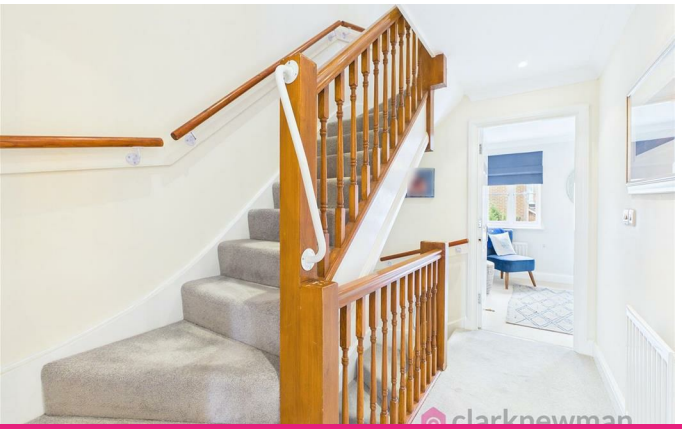
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Bedroom Four
8'9" x 6'6" (2.67m x 1.98m)
UPVC double glazed window to rear aspect, radiator to wall. Internal door to second floor landing.

Bathroom
7'2" x 7'9" (2.18m x 2.36m)
Part tiled family bathroom suite comprising of WC, pedestal sink and bath with shower attachment to taps. Radiator and shaver socket to wall. Internal door to second floor landing. Recessed spotlights and extractor fan in ceiling.

Garden
Patio with steps leading to South-facing established rear garden with various shrubs and plants providing seclusion and privacy. Further area behind with shingle and side/rear access.

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 his 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. There is also a new David Lloyd leisure centre within close proximity.

Agents Notes
The property is being sold with no onward chain and the seller can facilitate a quick sale if needed.

HMRC AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

















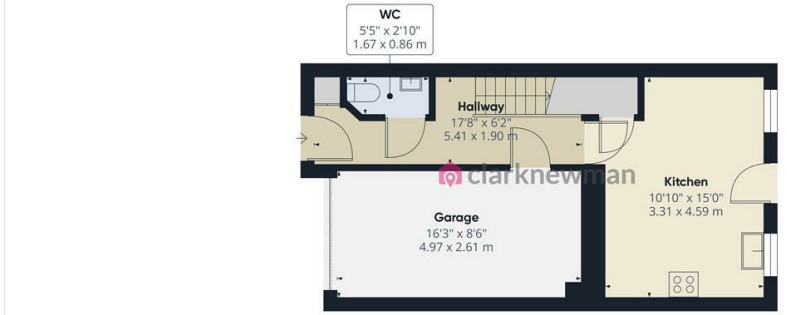

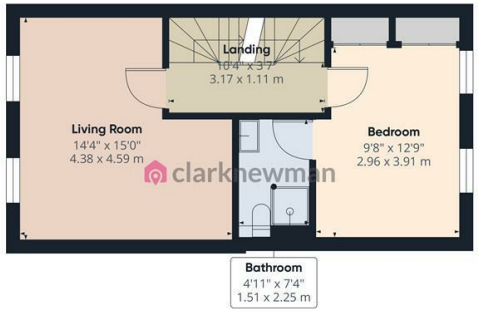

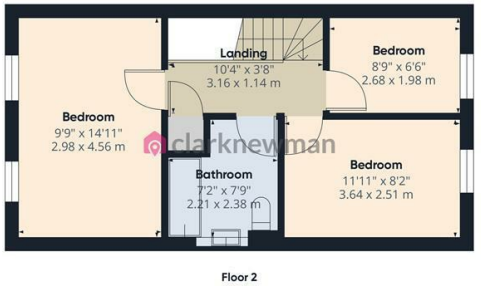



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Approximate total area(1)

1224 ft²
113.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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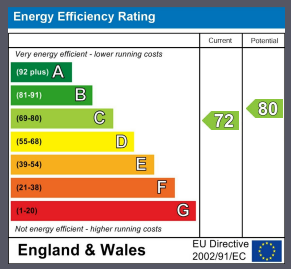

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