

Mallards Rise, CM17 9PL
Harlow

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Guide Price £350,000 - £375,000

Kings Group are proud to present this CHAIN FREE THREE BEDROOM END OF TERRACE FAMILY HOME, perfectly positioned in a quiet cul-de-sac located in Mallards Rise within the ever popular Church Langley Development. Offering spacious accommodation set over three floors, two allocated parking spaces and a beautifully maintained rear garden, this fantastic home is ready for its next owners to move straight into. An ideal purchase for a first time buyer.

Step inside through the welcoming entrance porch and into the open plan lounge, kitchen and dining area, perfectly designed for modern living. The bright and spacious living area enjoys doors opening onto the rear garden, creating a wonderful indoor and outdoor entertaining space. The fitted kitchen offers a range of wall and base units with worktop space, making it both practical for everyday family life.

The first floor offers two well proportioned bedrooms together with a modern family shower room finished to a high standard. Occupying the entire top floor is the stunning principal bedroom, providing a peaceful retreat complete with its own en suite featuring a luxurious standalone bath, creating the perfect place to relax and unwind after a long day.

Outside, the attractive low maintenance rear garden is mainly laid to artificial lawn with a generous patio seating area and useful side access, providing the ideal setting for summer barbecues, entertaining family and friends or simply enjoying the sunshine. Perfectly located within walking distance of local shops, everyday amenities and highly regarded primary and secondary schools, the property also benefits from excellent transport links with easy access to the M11 and M25, providing direct routes to London, Cambridge and Stansted Airport.

Properties of this location rarely remain available for long, so early viewing is highly recommended.

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- **THREE BEDROOM END OF TERRACE FAMILY HOME**
- **TWO ALLOCATED PARKING SPACES**
- **LOW MAINTENANCE REAR GARDEN WITH SIDE ACCESS**
- **CUL-DE-SAC LOCATION**
- **CLOSE TO THE M11/M25**

Property Information

Tenure: Freehold

Build - Standard Construction

Flood Risk: Rivers & Seas- Very Low, Surface Water- Very Low

Parking - Two Allocated Parking Spaces

Porch

Entrance Hall

Lounge/Diner 17'7 x 10'10 (5.36m x 3.30m)

Double glazed windows to the front aspect, textured ceiling, single radiator, laminate flooring, TV aerial point, power points, double glazed French doors.

Kitchen 7'7 x 7'2 (2.31m x 2.18m)

Double glazed window to the rear, laminate flooring, a range of wall and base units with flat top work surfaces, space for cooker, electric oven, electric hob, double drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, power point, combi boiler.

First Floor Landing

Bedroom Two 10'8 x 7'3 (3.25m x 2.21m)

Double glazed windows to the rear aspect, carpeted flooring, single radiator, power points.

Bedroom Three 10'8 x 7'1 (3.25m x 2.16m)

Double glazed window to the front aspect, textured ceiling, carpeted flooring, built in storage cupboard, power points.

Family Bathroom

Double glazed windows to the rear aspect, spotlights, single radiator, tiled flooring, heated towel rail, tiled walls, extractor fan, shower cubicle with thermostatically

- **CHAIN FREE**
- **EN-SUITE BATHROOM TO THE MASTER BEDROOM**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**
- **VIEWING HIGHLY ADVISED TO AVOID DISAPPOINTMENT**

controlled shower, wash basin with mixer taps and vanity unit underneath, low level flush.

Bedroom One 16'11 x 13'0 (5.16m x 3.96m)

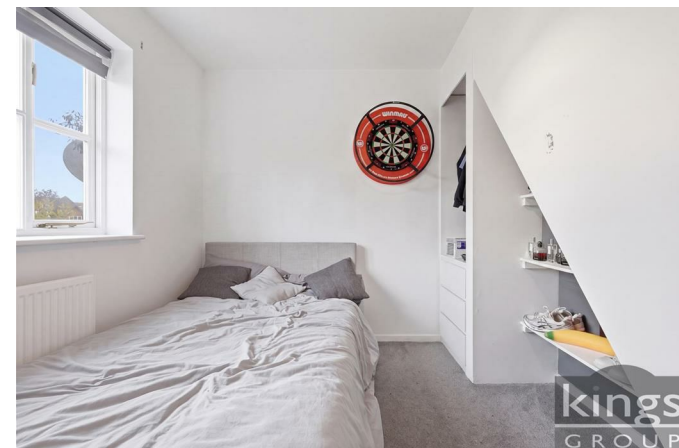
Double glazed windows to the rear and skylights to the front aspect, spotlights, single radiator, carpeted flooring, power points.

En-Suite

Double glazed windows to the rear aspect, spotlights, tiled splash backs, tiled flooring, wash basin with mixer taps with vanity unit underneath, stand alone bathtub, low level flush.

Garden

Mainly laid to artificial grass, patio area, side access.

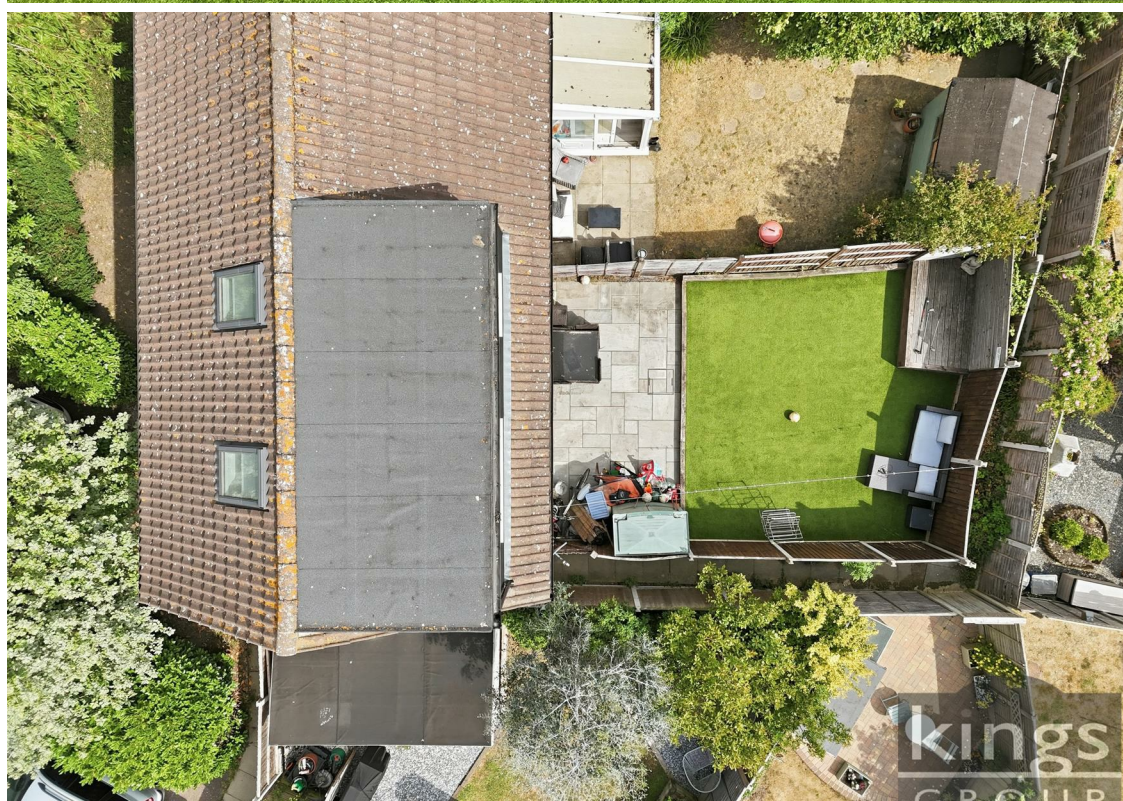




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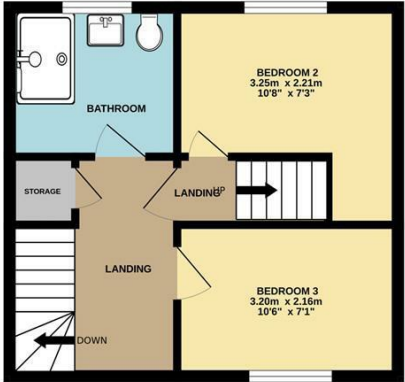
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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
31.1 sq.m. (335 sq.ft.) approx.



1ST FLOOR
30.0 sq.m. (323 sq.ft.) approx.



2ND FLOOR
20.8 sq.m. (224 sq.ft.) approx.



TOTAL FLOOR AREA : 79.0 sq.m. (850 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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