



Malkin Drive, CM17 9HL  
Harlow

**kings**  
GROUP







# Malkin Drive, CM17 9HL

\*\* GUIDE PRICE £325,000 - £350,000 \*\*

Kings Group are thrilled to bring to market this beautifully presented TWO BEDROOM END OF TERRACE home with its own garage and driveway for one car. This ideal home is located on the ever-popular Malkin Drive situated in the Church Langley development! Whether you're a first-time buyer ready to take that exciting next step or a downsizer looking for low-maintenance luxury, this gem is ready to impress. This property is being offered for sale with NO ONWARD CHAIN.

Step inside and you'll immediately feel at home. The spacious lounge offers a warm and welcoming atmosphere – perfect for cosy nights in or entertaining guests. The sleek kitchen/diner is the heart of the home, complete with modern units and French doors opening out onto a private, sun-soaked garden – ideal for summer BBQs or a peaceful morning coffee. In addition to this, the convenience of a downstairs cloakroom and direct garage access adds everyday ease.

Upstairs you'll find two generous double bedrooms, with the master featuring its own en-suite and built-in wardrobes. The stylish family bathroom completes the space. All this, just moments from fantastic local schools, supermarkets, parks, and excellent transport links – including the M11, M25, and fast rail into London.

This property really does tick all the boxes. Don't miss your chance – homes like this in Church Langley don't stay available for long!

Guide Price £325,000





- **TWO BEDROOM END OF TERRACE HOUSE**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **GARAGE WITH ROLLER SHUTTERS**
- **DOWNSTAIRS CLOAKROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**

### **Malkin Drive**

Malkin Drive is a sought-after residential street located in the popular Church Langley development in Harlow, Essex. Known for its well-maintained homes, family-friendly atmosphere, and excellent local amenities, the area is ideal for both families and professionals alike. Malkin Drive is perfectly positioned for families, with several highly regarded schools nearby, catering to a wide range of educational needs, making the area a popular choice for growing families.

### **Entrance Hall**

Carpeted flooring, power points.

### **Cloakroom 2'82 x 4'73 (0.61m x 1.22m)**

Double glazed window to the front aspect, single radiator, carpeted flooring, wash basin with mixer taps, low level W.C

### **Lounge 12'94 x 15'33 (3.66m x 4.57m)**

Double glazed window to the front aspect, coved ceiling, single radiator, laminate flooring, TV aerial point, power points

### **Kitchen/Diner 10'35 x 12'91 (3.05m x 3.66m)**

Double glazed window to the rear aspect, single radiator, vinyl flooring, tiled splash backs, a range of wall and base units with flat top worksurfaces, integrated electric oven, gas hob, hood extractor fan, drainer unit, spotlights, power points, door leading to the rear garden.

### **Landing**

Carpeted flooring, power points, loft access

### **Bedroom One 6'24 x 6'38 (1.83m x 1.83m)**

Double glazed window to the rear aspect, carpeted flooring, coved ceiling, single radiator, power points, built in wardrobe.

### **En-suite 3'06 x 9'88 (1.07m x 2.74m)**

Double glazed window to the rear aspect, spotlights, laminate flooring, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps, low level W.C

- **CHAIN FREE**
- **DRIVEWAY**
- **SECLUDED REAR GARDEN**
- **EN-SUITE TO THE MASTER BEDROOM**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON**

### **Bedroom Two 12'95 x 10'08 (3.66m x 3.25m)**

Double glazed windows to the front aspect, coved ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

### **Family Bathroom 6'24 x 6'38 (1.83m x 1.83m)**

Spotlights, tiled splash backs, single radiator, extractor fan, panel enclosed bath with mixer taps and shower attachments, mixer tap with vanity unit, low level W.C, shaver points.

### **Garden**

East Facing, mainly laid to decking with patio area, side access, access into the garage.

### **Garage**

Roller shutter, power points.

### **Schools & Transport Links**

Primary Schools:

Henry Moore Primary School (0.37 miles), Church Langley Community Primary School (0.89 miles)

Secondary Schools:

Mark Hall Academy (1.48 miles), St Nicholas School (1.4 miles)

Train stations:

Harlow Mill Rail Station (2.18 miles), Harlow Town Rail Station (2.67 miles)

Motorways:

M11 J7 (1.26 miles), M11 J7A (1.93 miles)

Tenure: Freehold

Build: Standard Construction - Brick & Tile

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

Parking: Driveway for one car & Garage





HAPPY WIFE, HAPPY LIFE

SHE TURNED HER  
CANTS INTO CANS  
AND HER  
DREAMS INTO PLANS

LOUIS VUITTON



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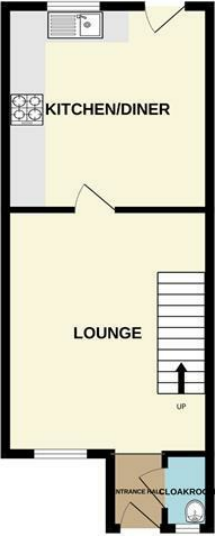
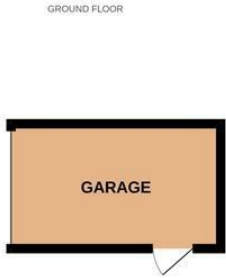
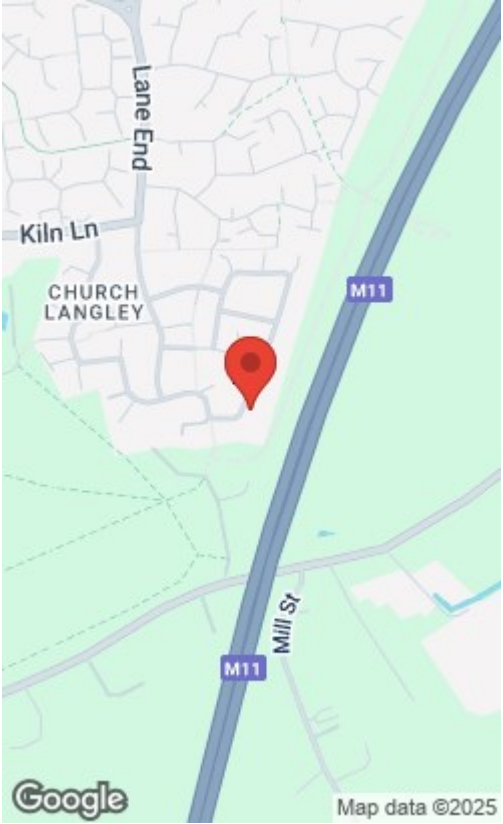








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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