



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Malkin Drive, Harlow, CM17 9HL
£295,000

Kings Group are proud to offer as sole agents this beautifully presented two DOUBLE bedroom property situated in Malkin Drive. The ground floor benefits from a fitted kitchen, downstairs cloakroom and lounge / diner with patio doors leading to the ever so secluded easy maintenance rear garden, there is rear access which takes you to your own allocated parking and single garage. The first floor has two DOUBLE bedrooms with the master benefiting from an en-suite and a family bathroom. The house has been modernised throughout!

This property is not likely to be around for long and so I advise that you act fast and book your viewing today!

ENTRANCE HALL

3'44 x 10'95 (0.91m x 3.05m)

Stairs to first floor landing, doors to :-

DOWNSTAIRS W.C

3'11 x 4'86 (1.19m x 1.22m)

Double glazed window to front aspect, tiled floor, wash hand basin, low level W.C, single radiator, extractor fan.

LOUNGE/DINER

13'26 x 14'84 (3.96m x 4.27m)

Double glazed window to rear aspect, laminated wood style flooring, coved to ceiling, double radiator, TV point, telephone point, under stairs storage, power points.

KITCHEN

10'08 x 5'96 (3.25m x 1.52m)

Double glazed window to front aspect, coved ceiling, tiled floor, range of wall & base units, tiled splash back, plumbed for washing machine, sink & drainer unit, space for fridge/freezer, electric oven & gas hob(untested), chimney style hood, power points.

FIRST FLOOR LANDING

Loft access, airing cupboard, coved to ceiling, power points.

BEDROOM 1

9'87 x 9'73 (2.74m x 2.74m)

Double glazed window to rear aspect, coved ceiling, fitted wardrobes, single radiator, telephone point, TV point, power points.

EN-SUITE

9'23 x 3'12 (2.74m x 0.91m)

Double glazed opaque window to rear aspect, tiled floor, spotlights, fully tiled shower cubicle, wash hand basin, part tiled walls, single radiator, low level W.C, extractor fan, shaver point.

BEDROOM 2

8'47 x 11'14 (2.44m x 3.35m)

Double glazed window to front aspect, fitted wardrobes, power points.

BATHROOM

5'40 x 6'35 (1.52m x 1.83m)

Single radiator, low level W.C, wash hand basin, part tiled walls, tiled floor, shaver point, extractor fan, panel enclosed bath with mixer taps.

GARDEN

Patio, decking , rear access, outside tap, security light.

GARAGE

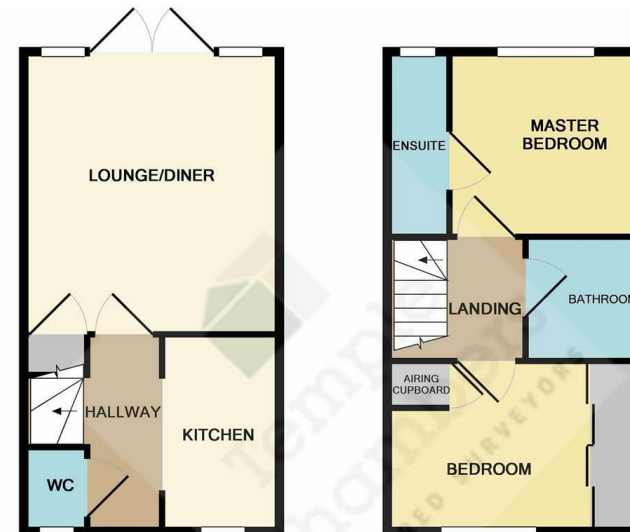
Up & over door, power & lighting.

ADDITIONAL INFORMATION

Parking for two vehicles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		97
(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
APPROX. FLOOR
AREA 30.5 SQ.M.
(328 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 30.5 SQ.M.
(328 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.0 SQ.M. (657 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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