

Mallards Rise, CM17 9PJ  
Harlow





# Mallards Rise, CM17 9PJ

Situated in the highly sought-after Church Langley development, this well-presented, chain free, two bedroom home offers an excellent opportunity for first time buyers, downsizers, or investors alike. Located in the desirable Mallards Rise, the property combines comfortable living with a convenient location close to a wide range of local amenities.

The accommodation is thoughtfully arranged and well maintained throughout, comprising a welcoming entrance porch, a bright and spacious living/dining room, and a well-appointed kitchen and conservatory with access to the rear garden. Upstairs, there are two generously proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for relaxing or entertaining, with the added convenience of rear access. To the side of the property are two allocated parking spaces, providing off-road parking for residents and visitors.

Church Langley is a popular residential area renowned for its family-friendly environment and excellent local facilities. Residents enjoy easy access to the nearby Church Langley Shopping Centre, offering a supermarket, pharmacy, takeaway restaurants, cafés and other everyday conveniences. Harlow Town Centre, The Harvey Centre and the Water Gardens Shopping Centre are all within easy reach, providing an extensive range of shops, restaurants, leisure facilities and entertainment.

The property is well placed for commuters, with Harlow Town and Harlow Mill railway stations offering direct services into London Liverpool Street and Stratford. There is also convenient access to the M11 (Junction 7), connecting to the M25, Stansted Airport and Cambridge.

Families will appreciate the excellent choice of nearby schools, including Church Langley Community Primary School, Henry Moore Primary School and The Downs Primary School, together with secondary education at Passmores Academy and Mark Hall Academy. The area also offers a variety of parks, open green spaces

## Offers In Excess Of £325,000



- **TWO BEDROOM MID-TERRACE HOUSE**
- **TWO ALLOCATED PARKING SPACES**
- **WELL PRESENTED THROUGHOUT**
- **CONSERVATORY**
- **EASY ACCESS TO A414 & M11**

### Property Details

Tenure - Freehold

Construction Type - Brick Built

Flood Risk - River and Seas - Very Low - Surface Water - Very Low

EPC Rating - D

Council Tax Band - C

### Porch 3'50 x 3'70 (0.91m x 0.91m)

Carpeted, phone point

### Lounge/Diner 17'52 x 17'64 (5.18m x 5.18m)

Double glazed window to front aspect, laminate flooring, two double radiators, large storage cupboard, single glazed French doors leading to conservatory, opening leading to kitchen, TV aerial point, power points

### Kitchen 8'20 x 7'17 (2.44m x 2.13m)

Double glazed window to rear aspect, laminate flooring, a range of base and wall units, freestanding electric oven and hob, washing machine, space for fridge/freezer, power points

### Conservatory 8'11 x 9'67 (2.72m x 2.74m)

Double glazed windows to rear and side aspect, double glazed patio door to side aspect leading to rear garden, carpeted

### First Floor Landing

Carpeted, loft access, airing cupboard, single radiator, power point

### Master Bedroom 10'8 x 8'1 (3.25m x 2.46m)

Double glazed window to rear aspect, laminate flooring, single radiator, power points, TV aerial point

- **CHAIN FREE**
- **REAR GARDEN WITH REAR ACCESS**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **CLOSE TO SHOPS AND AMENITIES**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

### Bedroom Two 8'7 x 7'1 (2.62m x 2.16m)

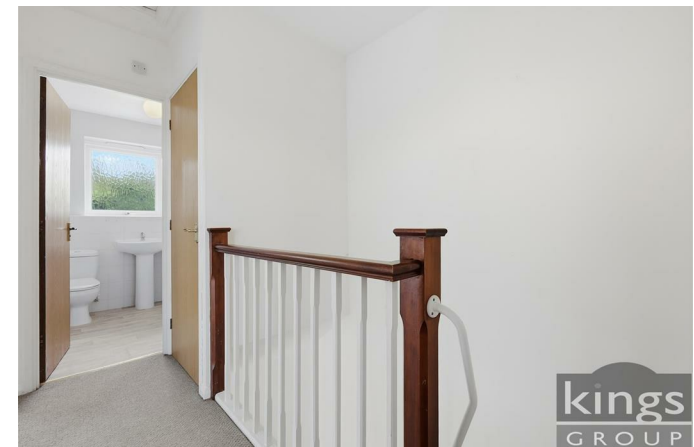
Double glazed window to front aspect, carpeted, single radiator, power points

### Family Bathroom 7'0 x 6'7 (2.13m x 2.01m)

Double glazed opaque window to rear aspect, Vinyl flooring, panel enclosed bath with thermostatically controlled shower over bath, pedestal style wash basin, low level flush W.C. single radiator, extractor fan, shaver point

### External

Two allocated parking spaces, rear garden part decked, part laid to lawn, rear access leading to parking area (privately owned by this property)





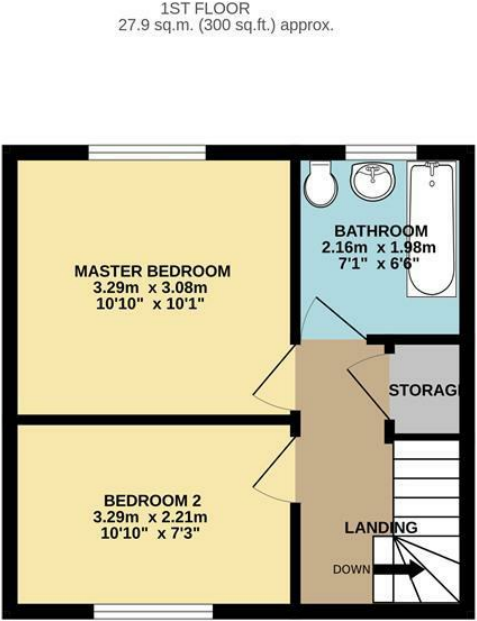
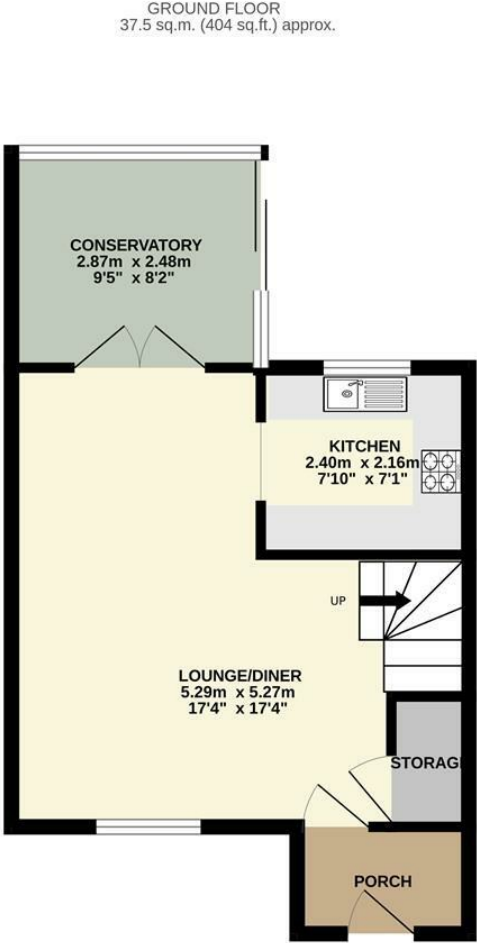
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| Energy Efficiency Rating                    |  | Current                 | Potential               |
|---------------------------------------------|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs |  |                         |                         |
| (92 plus) A                                 |  |                         |                         |
| (81-91) B                                   |  |                         |                         |
| (69-80) C                                   |  |                         |                         |
| (55-68) D                                   |  |                         |                         |
| (39-54) E                                   |  |                         |                         |
| (29-38) F                                   |  |                         |                         |
| (1-28) G                                    |  |                         |                         |
| Not energy efficient - higher running costs |  |                         |                         |
| England & Wales                             |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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