



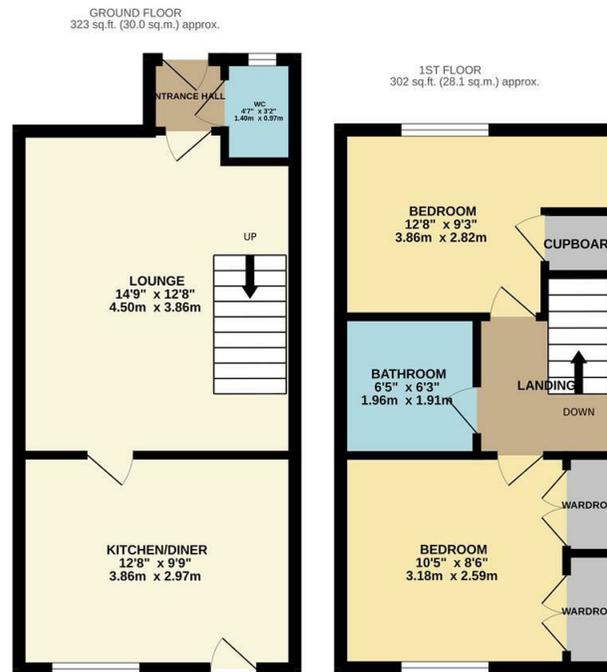
Malkin Drive, Church Langley, CM17 9WH  
Guide Price £350,000

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# Malkin Drive, Church Langley, CM17 9WH

\*\*Guide Price £350,000 to £365,000\*\*

Tucked away in a quiet cul-de-sac is this well presented, two double bedroom terraced home with parking for two to four vehicles. As you enter there is a porch leading to a bright lounge, a modern kitchen/diner with a range of fitted wall and base units and a cloakroom/WC, while on the first floor are two double bedrooms with fitted wardrobes to the master and a stunning family bathroom with a white three piece suite. Outside, the rear garden is laid to patio, with a shed and rear access, with the parking to the front. Malkin Drive is located at the top of Church Langley, with excellent local schools, shops and open fields within walking distance.



REYLANDJOHNSON/MD  
 TOTAL FLOOR AREA - 626 sq.ft. (58.1 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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