

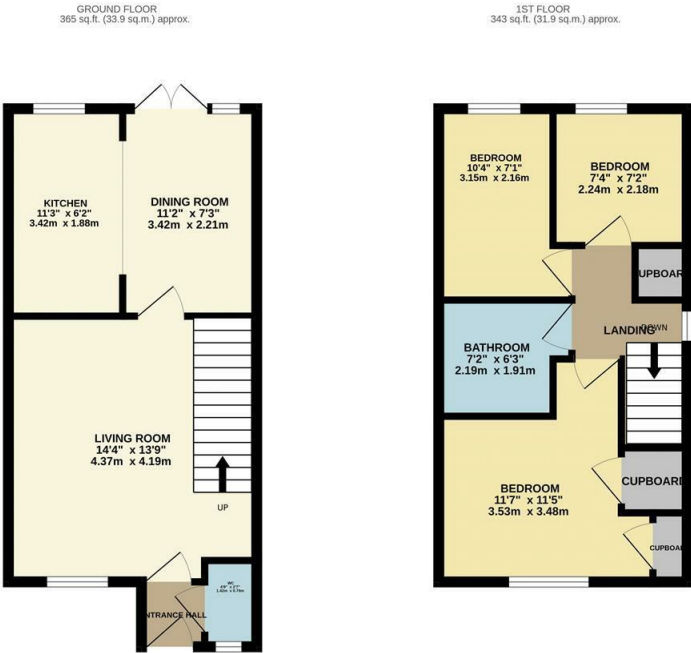


Malkin Drive, Church Langley, CM17 9HL
£400,000



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Offered for sale with no onward chain, this three-bedroom end-of-terrace house benefits from a garage & driveway parking to the rear. The accommodation comprises an entrance hall with a cloakroom/WC, a spacious lounge and a kitchen/diner fitted with a range of wall and base units. To the first floor, the landing provides access to three bedrooms and a family bathroom fitted with a white three-piece suite. Externally, the rear garden is mainly laid to lawn, with a patio area ideal for outdoor seating, together with side and rear access. The property also benefits from a garage and driveway. Malkin Drive is situated within the sought-after Church Langley development, which offers a range of local amenities, including schools, a supermarket, doctors' surgery and playing fields nearby. Chain Free.



REYLAND/JOHNSON/MD
TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 for 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.
Made with Metreplan (2020)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.