



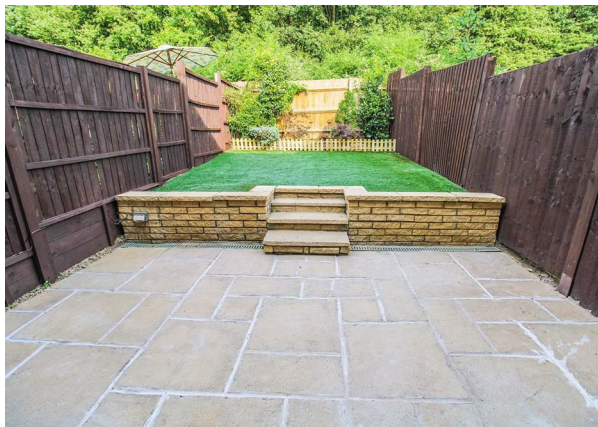
Malkin Drive, Church Langley, CM17 9HL
Guide Price £350,000

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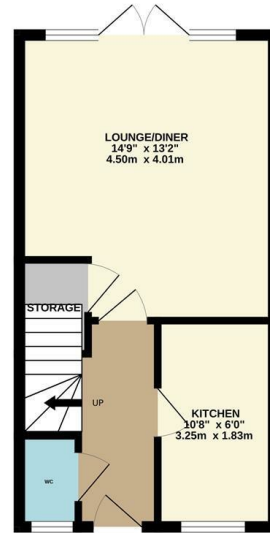
Malkin Drive, Church Langley, CM17 9HL

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

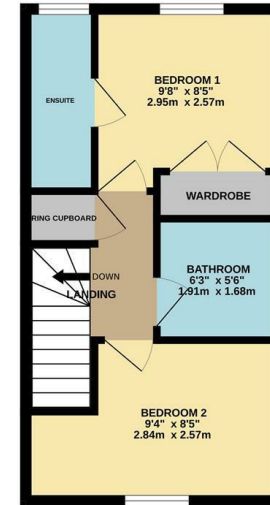
Offered with NO CHAIN is this two double bedroom family home with en-suite to the master, garage and driveway, plus an unoverlooked rear garden. The property includes an entrance hallway, a modern kitchen with a range of fitted wall and base units, a large lounge/diner and a cloakroom/WC. Upstairs there are two double bedrooms with an en-suite and fitted wardrobes to the master, plus a family bathroom with a white three piece suite. Outside the rear garden is laid to artificial lawn with a patio area, with the garage and driveway to the side. Malkin Drive is located at the top of Church Langley, within walking distance of excellent local schools, shops and open fields.



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) 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.
Made with Homestyler (2023)



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 65 | 87 |
| Very energy efficient - lower running costs (92 plus) A (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 (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 | |

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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