



Malkin Drive, Church Langley

O.I.E.O £330,000

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MILLERS
ESTATE AGENTS

*** TWO BEDROOMS * END TERRACED HOUSE * X2 BATHROOMS * ALLOCATED PARKING * CLOSE TO SCHOOLS * NO ONWARD CHAIN ***

Nestled within the popular modern development of Malkin Drive, Church Langley, this inviting two-bedroom terrace house offers a harmonious blend of comfort and contemporary living. Stepping inside, you are welcomed by a thoughtfully designed lounge and dining area, perfect for both relaxing evenings and lively gatherings. The kitchen breakfast room provides a bright and practical space for morning routines, while a convenient downstairs cloakroom adds to the home's functionality. Throughout, the modern design creates a stylish backdrop for everyday life.

Upstairs, two comfortable bedrooms await, with the main bedroom enjoying its own ensuite shower room, while a separate bathroom offers a peaceful retreat at the end of the day. The property also benefits from a garage and an allocated parking space, a real advantage in this vibrant neighbourhood. Step outside to discover a westerly facing rear garden, an inviting spot to soak up the afternoon sun or gather with friends and family. With a little care and imagination, this home holds wonderful potential, all within a modern setting that enhances daily living.

Set in a prime location, this end terraced house is just moments from local amenities, schools, and transport links, making everyday life convenient for both families and professionals. Offering the chance to enjoy modern living in a sought-after neighbourhood, this home is ready to welcome its next chapter. Benefitting from local schooling, shopping facilities, cafes and is a short stroll from open fields, local forest, and arable farmland. It also benefits from close proximity to the new M11 junction, offering access to London and Cambridge. It is a short drive to the New Town, which has many attractions including a large town park, swimming pool, multiple shopping areas, the Edinburgh Way Industrial retail park, and two overground stations.





GROUND FLOOR

Cloakroom WC

4'9" x 2'9" (1.45m x 0.85m)

Living Room

15'3" x 12'11" (4.65m x 3.93m)

Kitchen Dining Room

10'4" x 13'0" (3.15m x 3.95m)



FIRST FLOOR

8'11" x 6'6" (2.73m x 1.97m)

Bedroom One

8'5" x 9'6" (2.57m x 2.89m)

En-suite Shower Room

9'10" x 3'0" (2.99m x 0.92m)

Bedroom Two

8'2" x 12'11" (2.51m x 3.95m)

Bathroom

6'4" x 6'2" (1.94m x 1.88m)

EXTERNAL AREA

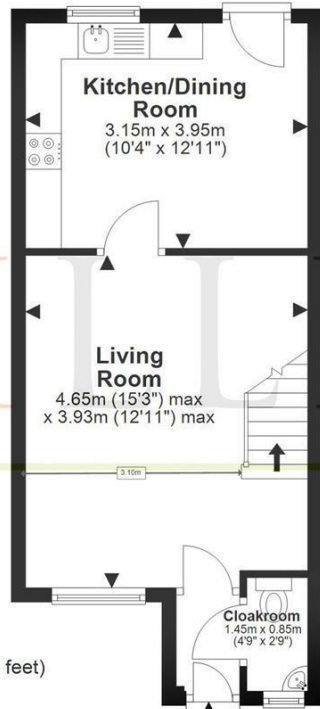
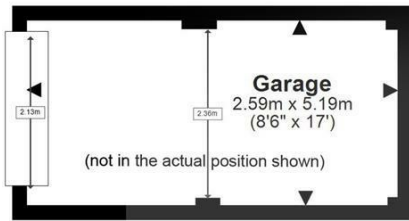
Garage

8'6" x 17'0" (2.59m x 5.19m)



Ground Floor

Main area: approx. 33.8 sq. metres (364.1 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.8 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Floor Plan Key

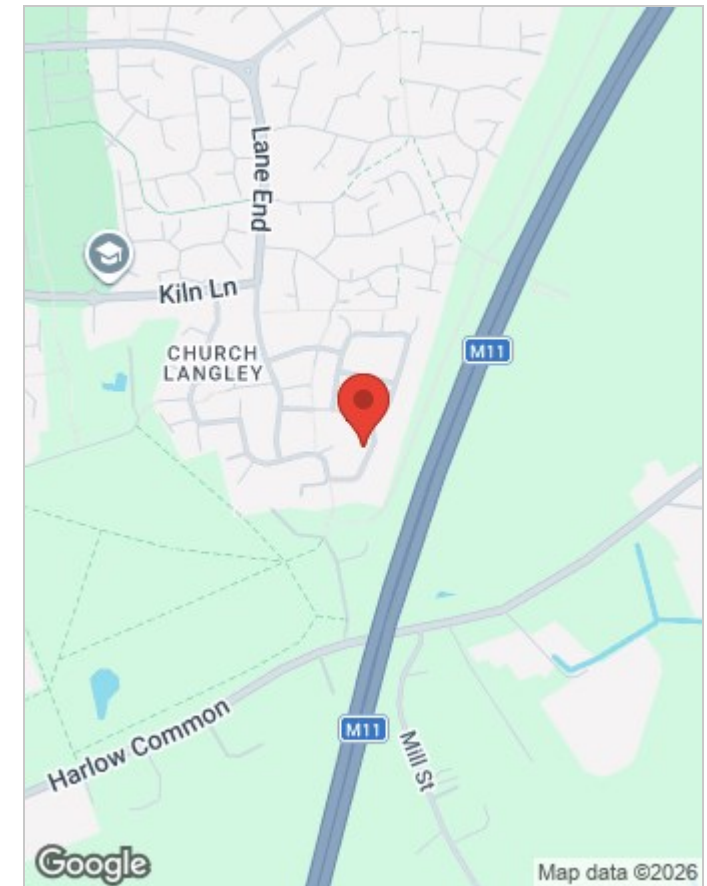
- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window



Main area: Approx. 65.2 sq. metres (702.0 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.8 sq. feet)

Total area including garage : approx.
78.6 sq metres (846.8 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 72 | |
| (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 | |

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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.