



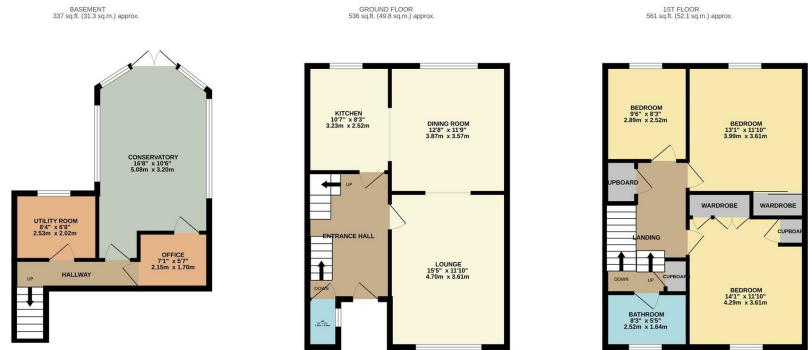
Collins Meadow,, Harlow, CM19 4EW  
£425,000





# Collins Meadow,, Harlow, CM19 4EW

Set within the popular turning of Collins Meadow is this three bedroom end of terrace house with accommodation over three floors. The ground level offers an entrance hall with cloakroom/WC leading to a lounge and kitchen/diner with a range of fitted wall & base level units. The top floor offers three good sized bedrooms and a family bathroom with a white three piece-suite, whilst the lower level floor/basement offers a utility room, office/study space and a conservatory which gives access to the large west facing garden which is mostly laid to lawn with a patio area. Collins Meadow is located in central Harlow just a short walk to Princess Alexandra Hospital and Harlow town centre which offers a range of local shopping.



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