



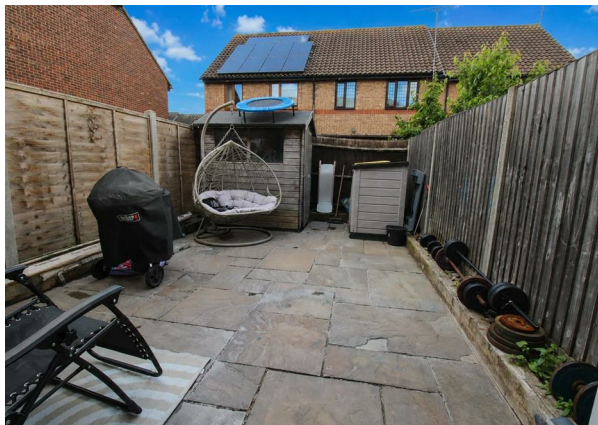
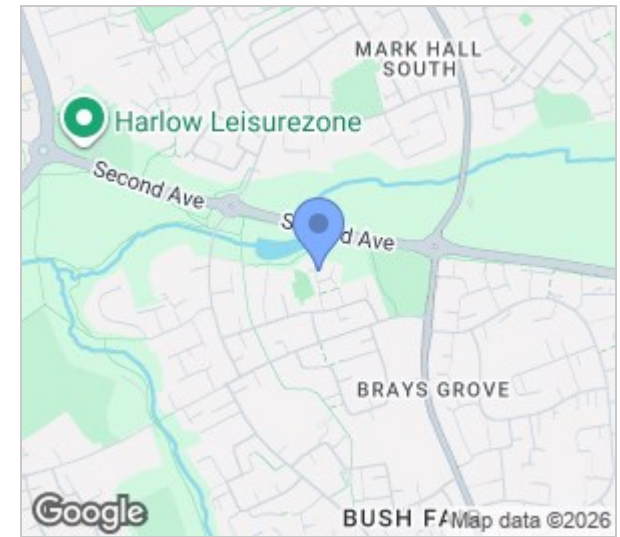
St Andrews Meadow, Harlow, CM18 6BL  
Guide Price £300,000

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# St Andrews Meadow, Harlow, CM18 6BL

\*\*Guide Price £300,000 - £310,000\*\*

A two double-bedroom terraced house with allocated parking, in the quiet, sought-after cul-de-sac of St Andrews Meadow. The property comprises an entrance hallway leading to a kitchen with a range of fitted wall & base level units, lounge/diner, two double bedrooms and a family bathroom with a three-piece suite. The property offers a low-maintenance garden and sits next to a large green, Netteswell Pond and is within walking distance of Harlow town centre and several local primary and secondary schools.



RE/14/01/JOHNSON/SA  
TOTAL FLOOR AREA: 732 sq. ft. (68.0 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 areas are approximate and the responsibility is placed on any prospective purchaser. The network systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan (2024)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.