

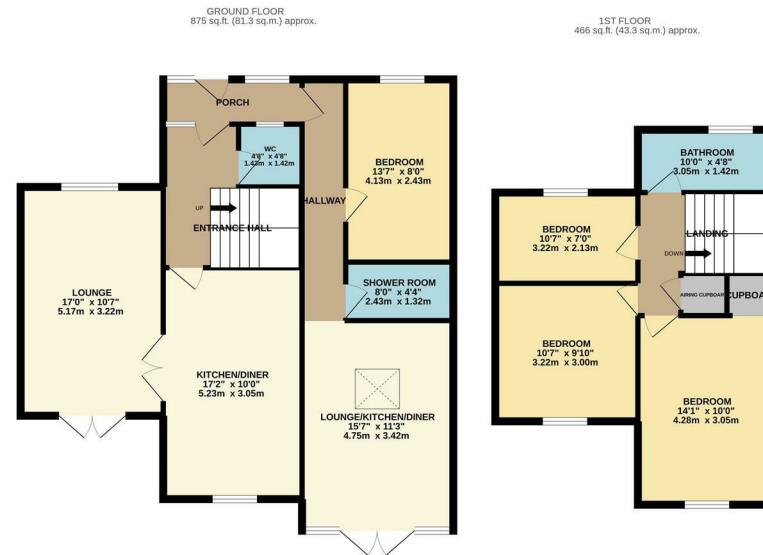


Paddock Mead, Harlow, CM18 7RR  
£2,250 Per Month

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# Paddock Mead, Harlow, CM18 7RR

This immaculately presented detached family home is found in the desirable private cul-de-sac of Paddock Mead, and includes three bedrooms plus a separate one bedroom annexe. The property comprises a porch leading to an entrance hallway, a modern kitchen/diner with a range of fitted wall and base units, a large lounge and a cloakroom/WC, on the first floor there are three bedrooms and a family bathroom with a white three piece suite. To the side of the property a separate annexe which includes a large double bedroom, a beautiful shower room and a stunning open plan kitchen/lounge/diner with a range of wall and base units. Outside the rear garden is mainly laid to lawn with a patio area, rear access, to the front is a large driveway. Available Mid March on an unfurnished basis.



PMIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 1341 sq.ft. (124.6 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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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