



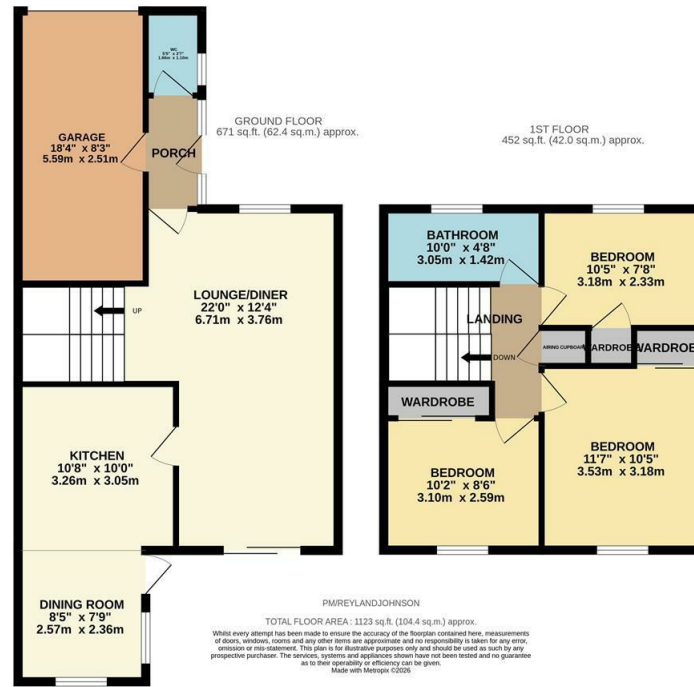
Paddock Mead, Harlow, CM18 7RP
Guide Price £425,000

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Paddock Mead, Harlow, CM18 7RP

Guide Price £425,000 to £450,000

Offered with NO CHAIN and located in the highly desirable cul-de-sac of Paddock Mead is this well presented, three bedroom extended family home with a garage and large driveway. As you enter there is a porch leading to a large open plan lounge/diner, a modern kitchen/breakfast room with a range of fitted wall and base units, a cloakroom/WC and access to the garage. Upstairs there are three bedrooms, all of which have fitted wardrobes and a family bathroom with a white three piece suite. The rear garden has entirely been laid to patio, with rear access and a shed, whilst to the front is a large driveway and pebbled area. Paddock Mead is located just off Paringdon Road and sides on to Parndon Wood Nature Reserve, plus there are excellent local schools and shops close by.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **71**
 Potential Energy Rating: **84**

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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