



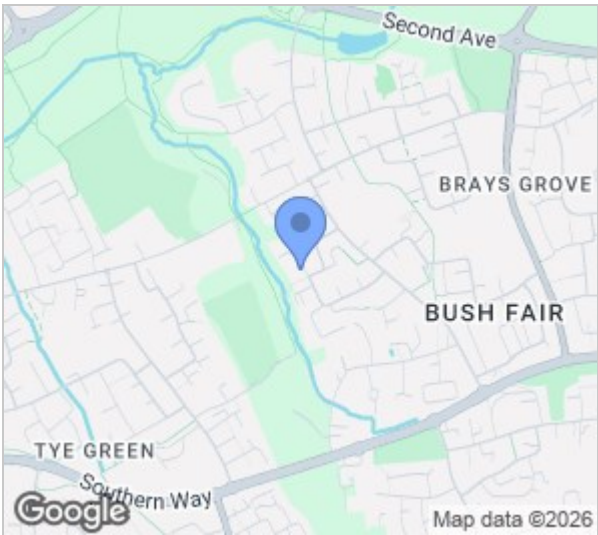
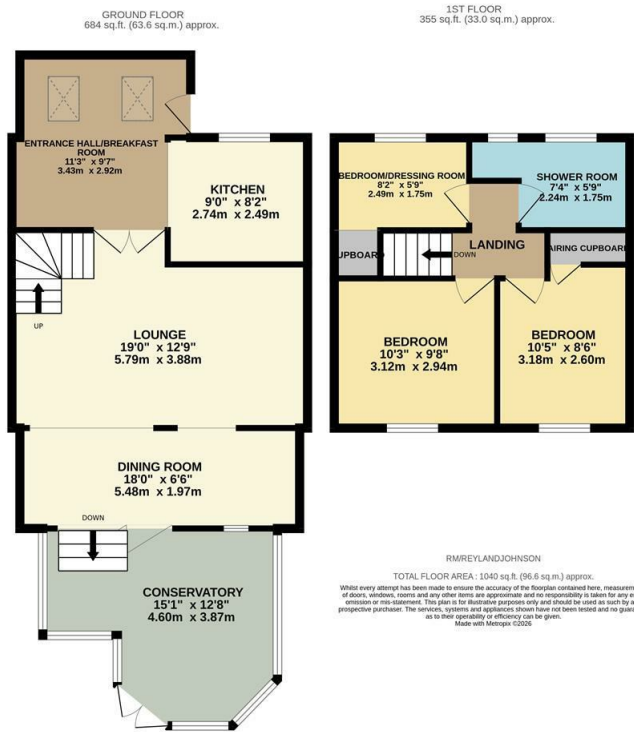
Rushes Mead, Harlow, CM18 6QB
Guide Price £350,000



Rushes Mead, Harlow, CM18 6QB

Guide Price £350,000 to £375,000

Located in a quiet cul-de-sac is this beautifully presented, extended two/three bedroom family home with a large rear garden. As you enter there is an open plan dining area and modern kitchen with a range of fitted wall and base units, a large lounge which opens onto the dining room, plus a bright conservatory. On the first floor there are two double bedrooms, with a third bedroom currently used as a dressing room and a stunning family shower room. Outside, the south westerly facing rear garden is beautifully laid out with a mix of patio and decked areas, lawn, ponds and a large shed, with a small paved garden to the front. Rushes Mead is located in the popular family area of Bush Fair, with excellent local schools, shops and open fields within walking distance. This property can be reserved exclusively - fees apply.



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

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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