



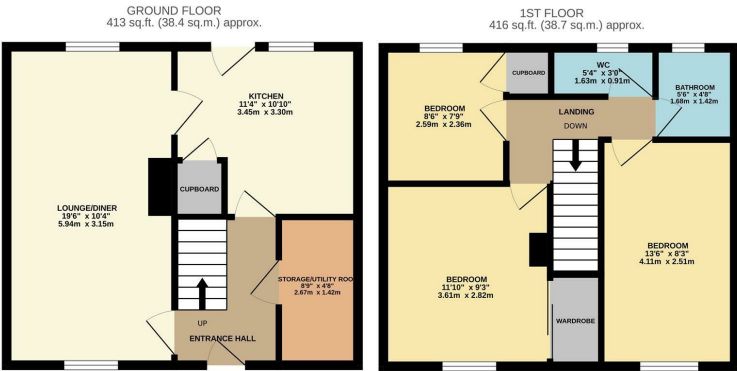
Sadlers Mead, Harlow, CM18 6HG
Guide Price £300,000



Sadlers Mead, Harlow, CM18 6HG

****Guide Price £300,000 to £320,000****

A three bedroom terraced family home located in the popular turning of Sadlers Mead, Harlow. As you enter there is a hallway leading to there is a large lounge/diner, a kitchen with a range of fitted wall and base units and a store/utility room, whilst upstairs there are three bedrooms and a family bathroom with separate WC. Outside, the west facing rear garden is mainly laid to lawn, with a patio area and shed. Sadlers Mead is located just off North Grove, within walking distance of Bush Fair shops and doctors, excellent local schools and open fields.

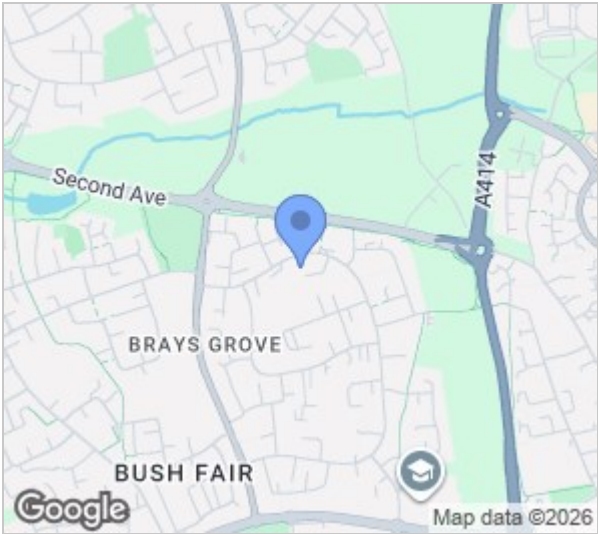


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TOTAL FLOOR AREA: 829 sq.ft. (77.1 sq.m.) approx.

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) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.