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FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



37 Sadlers Mead , Harlow, CM18 6HQ

Guide Price: £400,000 - £425,000.

Fortune and Coates are delighted to present this attractive three-bedroom end-of-terrace family home situated in the popular location Sadlers Mead, Harlow.

Upon entering, you are welcomed into a bright entrance hallway with stairs to the first floor. The generously sized living room is bright and airy, benefiting from dual aspects that flood the room with natural light. French patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow, with a featured fireplace.

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, Harlow, CM18 6HQ



- End of terrace family home
- Three bedrooms
- Nicely presented throughout
- Spacious living room
- Close to local amenities
- Early viewing advised

Living room

10'3" x 19'7" (3.14 x 5.99)

Kitchen

7'9" x 19'2" (2.37 x 5.86)

Office

5'3" x 4'11" (1.62 x 1.50)

Bedroom

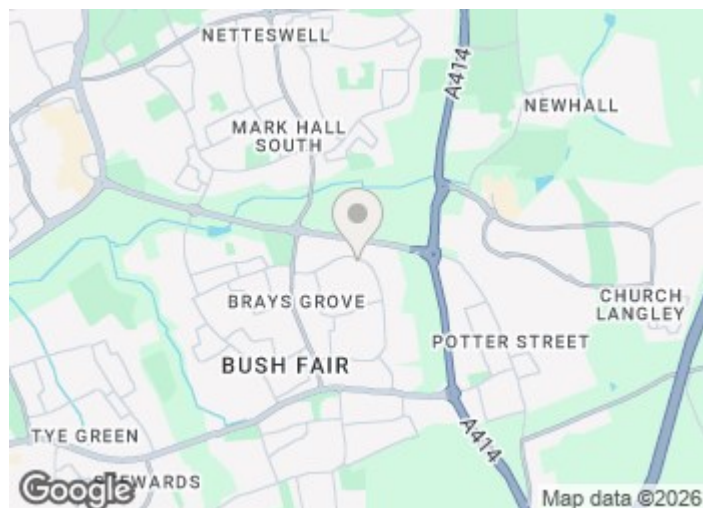
10'6" x 10'9" (3.22 x 3.28)

Bedroom

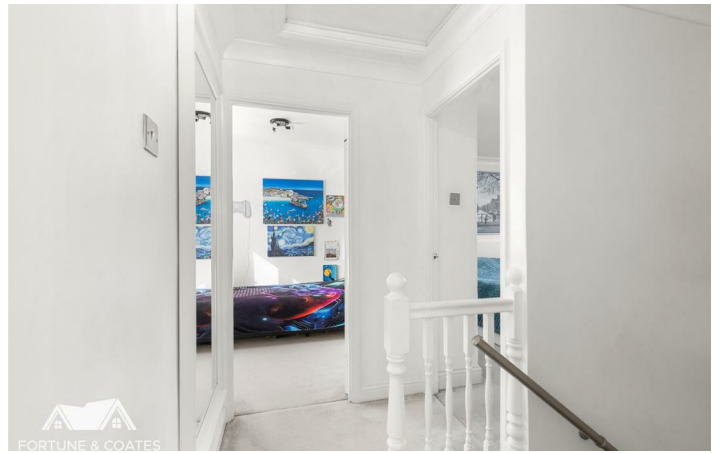
5'11" x 13'6" (1.81 x 4.14)

Bedroom

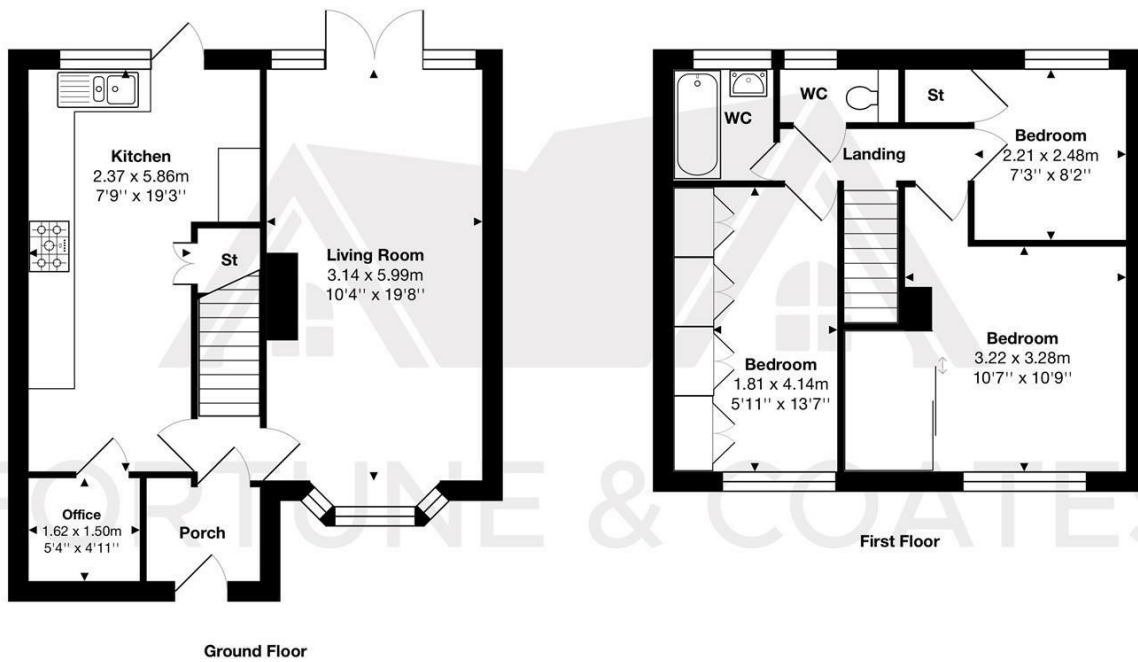
7'3" x 8'1" (2.21 x 2.48)



[Directions](#)



Floor Plan



Total Area: approx. 83.8 m² ... 902 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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	