



## Corner Meadow, Harlow, CM18 7JN

Guide Price £450,000 - £475,000!

Geoffrey Matthew Estates are delighted to offer this beautifully presented, three bedroom, link detached house in the sought after location of Corner Meadow. Benefitting from spacious and modern living accommodation, ground floor w.c, conservatory, en-suite to master bedroom and with off street parking and garage, this family home is certain to prove popular.

Early viewings are highly recommended!

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# Corner Meadow, Harlow, CM18 7JN

- Link Detached
- En-suite To Master Bedroom
- Garage
- Sought After Location
- Three Bedrooms
- Ground Floor W.C
- Off Street Parking
- Beautifully Presented Throughout

## Entrance Hall

4'6 x 11'0 (1.37m x 3.35m)

## W.C

## Kitchen

9'4 x 16'2 (2.84m x 4.93m)

## Lounge

10'0 x 16'6 (3.05m x 5.03m)

## Conservatory

8'9 x 11'3 (2.67m x 3.43m)

## First Floor Landing

6'4 x 7'6 (1.93m x 2.29m)

## Bedroom

10'4 x 13'1 (3.15m x 3.99m)

## En-Suite

10'2 x 3'2 (3.10m x 0.97m)

## Bedroom

9'8 x 9'7 (2.95m x 2.92m)

## Bedroom

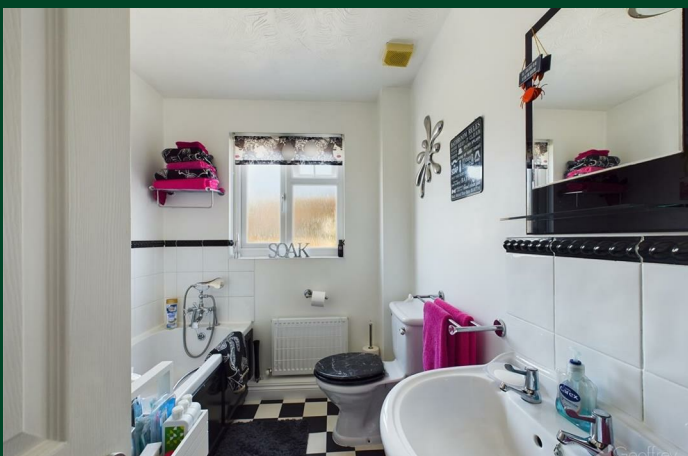
9'7 x 6'10 (2.92m x 2.08m)

## Bathroom

6'4 x 8'4 (1.93m x 2.54m)

## Garage

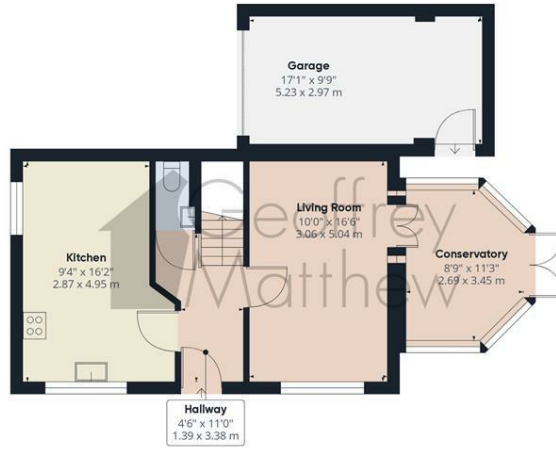
17'1 x 9'9 (5.21m x 2.97m)



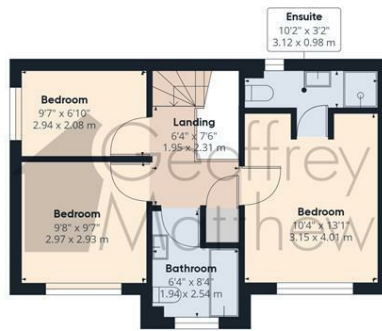




# Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
1123.69 ft<sup>2</sup>  
104.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Council Tax Details

Harlow Band: E

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(B1 plus) <b>A</b>		
(81-91) <b>B</b>			(B1-21) <b>B</b>		
(69-80) <b>C</b>			(B2-40) <b>C</b>		
(55-68) <b>D</b>			(B3-48) <b>D</b>		
(39-54) <b>E</b>			(B4-54) <b>E</b>		
(21-38) <b>F</b>			(B5-58) <b>F</b>		
(1-20) <b>G</b>			(B6-62) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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