



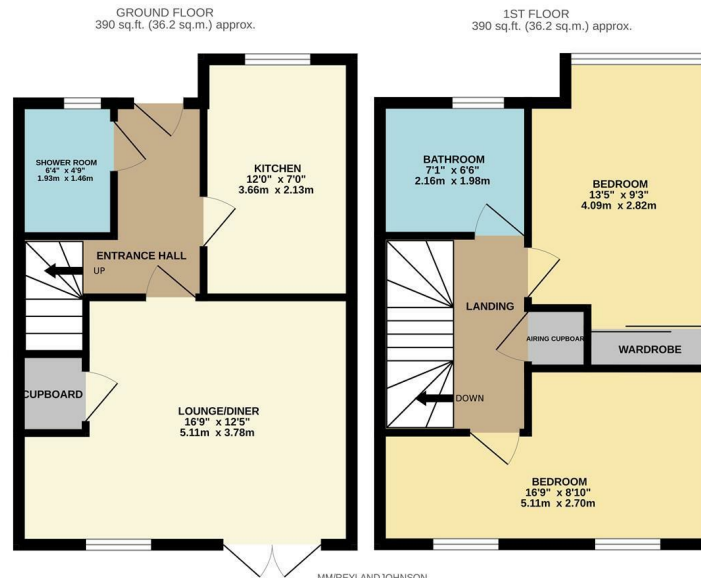
Meyrick Mead, Harlow, CM17 9FS  
£325,000

2 1 1 B



# Meyrick Mead, Harlow, CM17 9FS

Located in a private cul-de-sac just off Potter Street, is this modern two double bedroom house with allocated parking. On the ground floor there is a modern kitchen with a range of fitted wall and base units, a lounge/diner and a shower room, whilst upstairs there are two double bedrooms with fitted wardrobes to the master and a family bathroom with a white three piece suite. Outside the split level rear garden is mainly laid to artificial lawn, with a patio area and lower level with rear access and a shed, whilst to the front is the allocated parking. Meyrick Mead is located just off Carters Mead, with local schools, shops, open fields and parks within walking distance, plus easy access to the M11.



MMIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.