

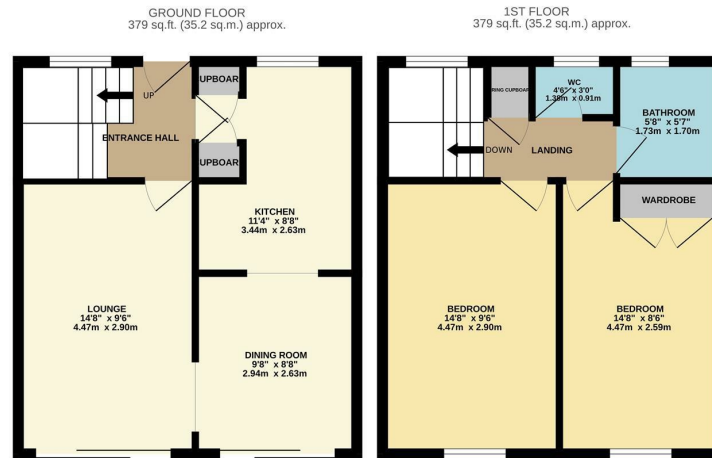


Lower Meadow, Harlow, CM18 7RD  
£260,000



# Lower Meadow, Harlow, CM18 7RD

This well presented two double bedroom family home is located in the popular turning of Lower Meadow. On the ground floor there is a large lounge, modern fitted kitchen with a range of wall and base units and a dining room, whilst upstairs there are two large double bedrooms and a modern bathroom with a separate WC. Outside the south facing rear garden is mainly laid to lawn with a decked area, rear access and a shed. Lower Meadow is located just off Paringdon Road, within walking distance of local schools, Staple Tye shopping centre and open fields.



LMIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	85	England & Wales	EU Directive 2002/91/EC	60

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