



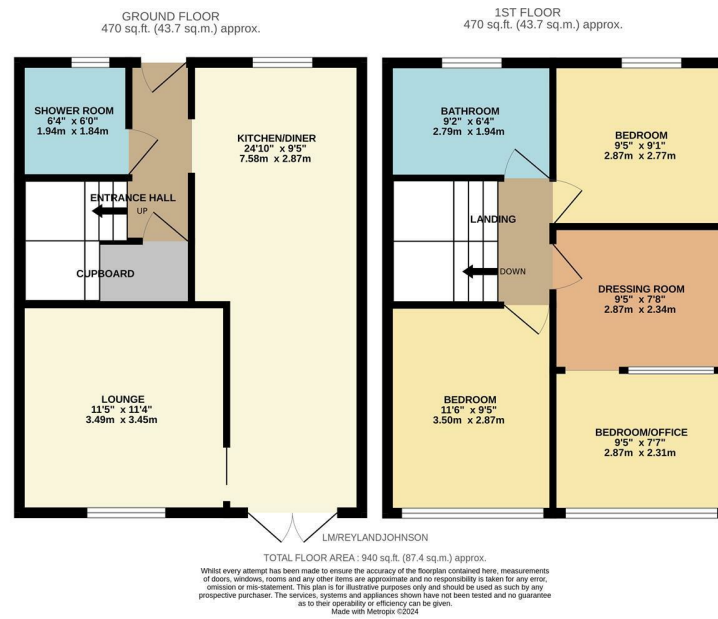
Lower Meadow, Harlow, CM18 7RF
£280,000

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Lower Meadow, Harlow, CM18 7RF

Guide Price £280,000 to £290,000

This immaculately presented three bedroom family home includes its own pub/outbuilding in the garden and a beautiful koi pond. On the ground floor there is a stunning kitchen/diner with a range of fitted wall and base units, with integrated appliances and a breakfast bar, a cosy lounge and a modern shower room. Upstairs there are three bedrooms (the original master has been split in two and currently used as a dressing room and home office) plus a family bathroom with a white three piece suite. Outside, the south facing rear garden is mainly stunning patio, with a covered koi pond and an outbuilding, which is currently used as a bar. Lower Meadow is located in the Staple Tye area, with local schools, shops and open fields within walking distance.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 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	

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