



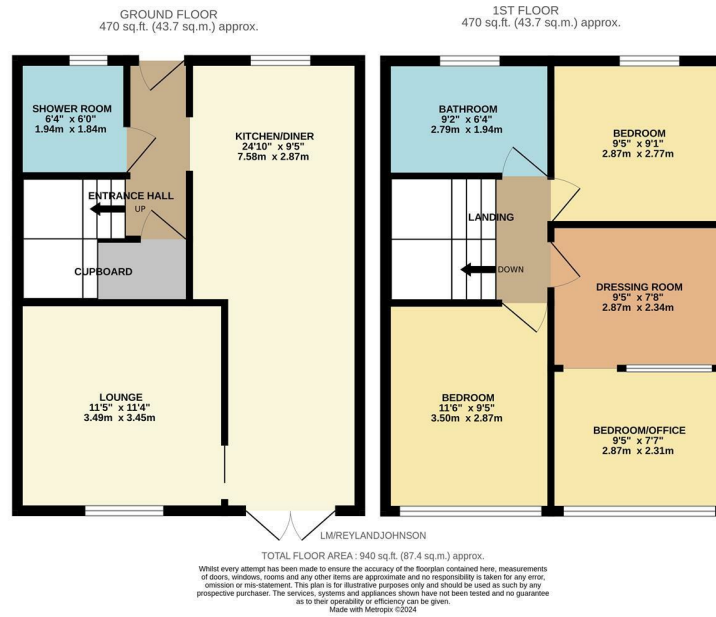
Lower Meadow, Harlow, CM18 7RF
£280,000

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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 82 plus) A		Very environmentally friendly - lower CO ₂ emissions 82 plus) A	
(81-81) B	83	(81-81) B	
(69-80) C	65	(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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