



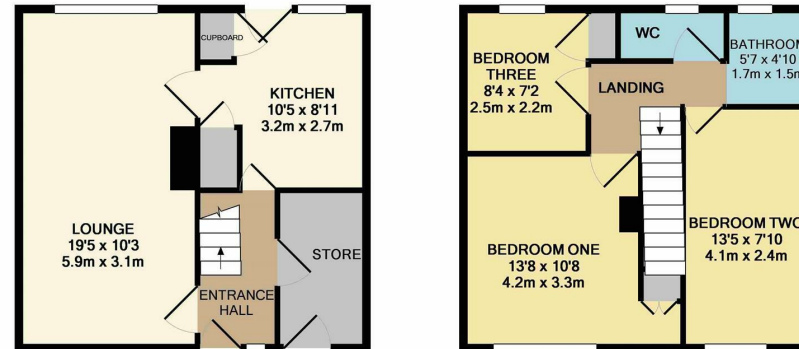
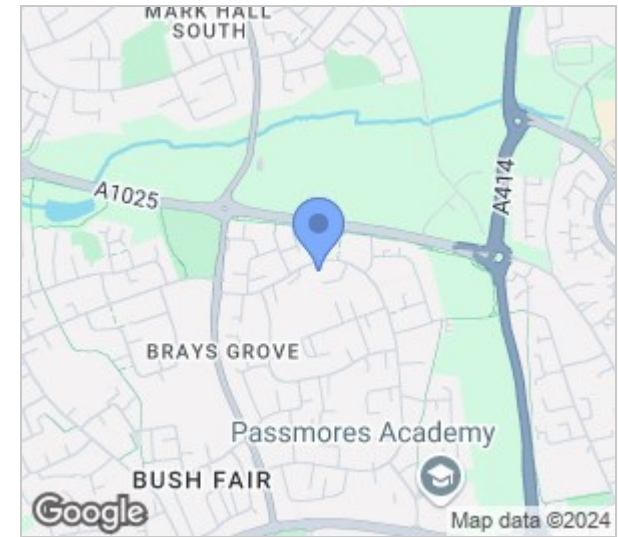
Sadlers Mead, Harlow, CM18 6HG
Guide Price £315,000

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Sadlers Mead, Harlow, CM18 6HG

Guide Price £315,000 to £325,000

Offered with NO CHAIN is this three bedroom terraced family home located in the popular turning of Sadlers Mead. As you enter the entrance hallway there is a large lounge/diner and a modern kitchen with a range of fitted wall and base units, whilst upstairs there are three bedrooms and a family bathroom with separate WC. Outside, the west facing rear garden is mainly artificial lawn, with a patio area. Sadlers Mead is located just off North Grove, within walking distance of Bush Fair shops and doctors, excellent local schools and open fields.



GROUND FLOOR
APPROX. FLOOR AREA 383 SQ.FT. (35.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 386 SQ.FT. (35.9 SQ.M.)

186
TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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