

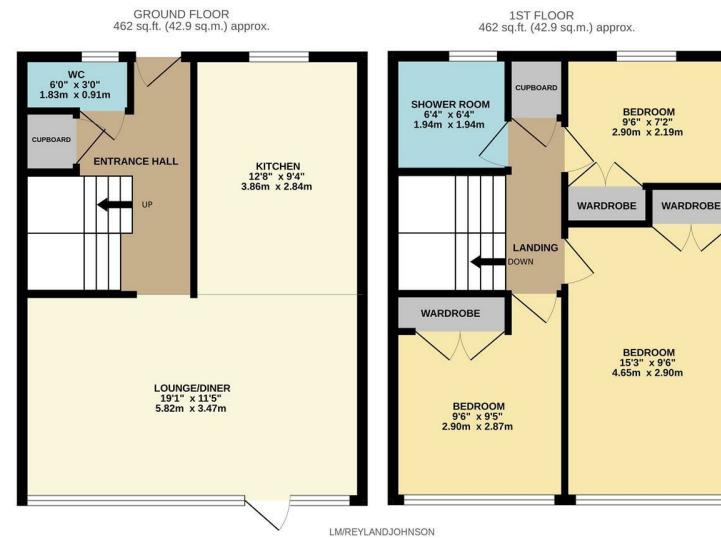


Lower Meadow, Harlow, CM18 7RD  
£280,000



# Lower Meadow, Harlow, CM18 7RD

This three bedroom terraced family home includes its own garage and driveway and has recently had a new roof fitted. On the ground floor there is an entrance hallway leading to a large open plan lounge/diner and a beautiful kitchen, with a range of fitted wall and base units plus a breakfast bar and a cloakroom/WC. Upstairs there are three bedrooms, all of which have fitted wardrobes plus a shower room. Outside, the rear garden is laid to artificial lawn, with a covered decked area and direct access through the back to the garage and driveway. Lower Meadow is located just off Paringdon Road, within walking distance of local schools, Staple Tye shopping centre and open fields.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Hemsley 2.0/200



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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