



FORTUNE & COATES

The People's Estate Agent



37 Sadlers Mead, Harlow, CM18 6HQ

Guide price **£400,000**

Guide Price: £400,000 - £425,000.

Fortune and Coates are delighted to present this attractive three-bedroom end-of-terrace family home situated in the popular location Sadlers Mead, Harlow.

Upon entering, you are welcomed into a bright entrance hallway with stairs to the first floor. The generously sized living room is bright and airy, benefiting from dual aspects that flood the room with natural light. French patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow, with a featured fireplace.

To the rear, you will find the spacious kitchen/dining room, finished in a modern shaker style. The kitchen boasts ample wall and base units, complemented by a sleek

Living room 10'3" x 19'7" (3.14 x 5.99)

Kitchen 7'9" x 19'2" (2.37 x 5.86)

Office 5'3" x 4'11" (1.62 x 1.50)

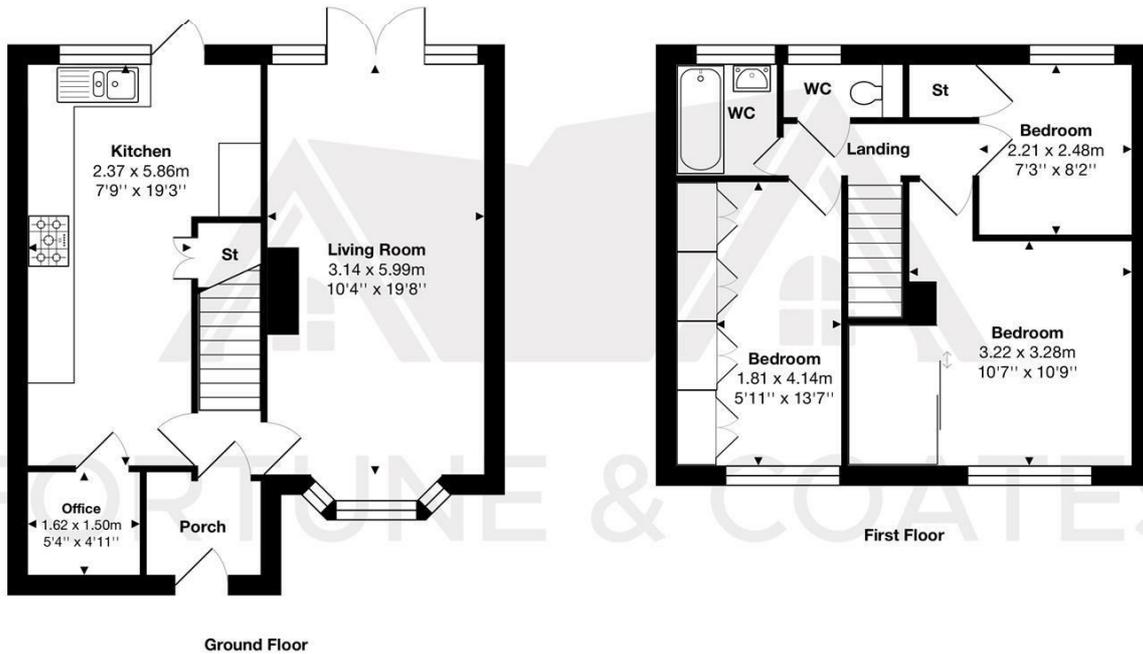
Bedroom 10'6" x 10'9" (3.22 x 3.28)

Bedroom 5'11" x 13'6" (1.81 x 4.14)

Bedroom 7'3" x 8'1" (2.21 x 2.48)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

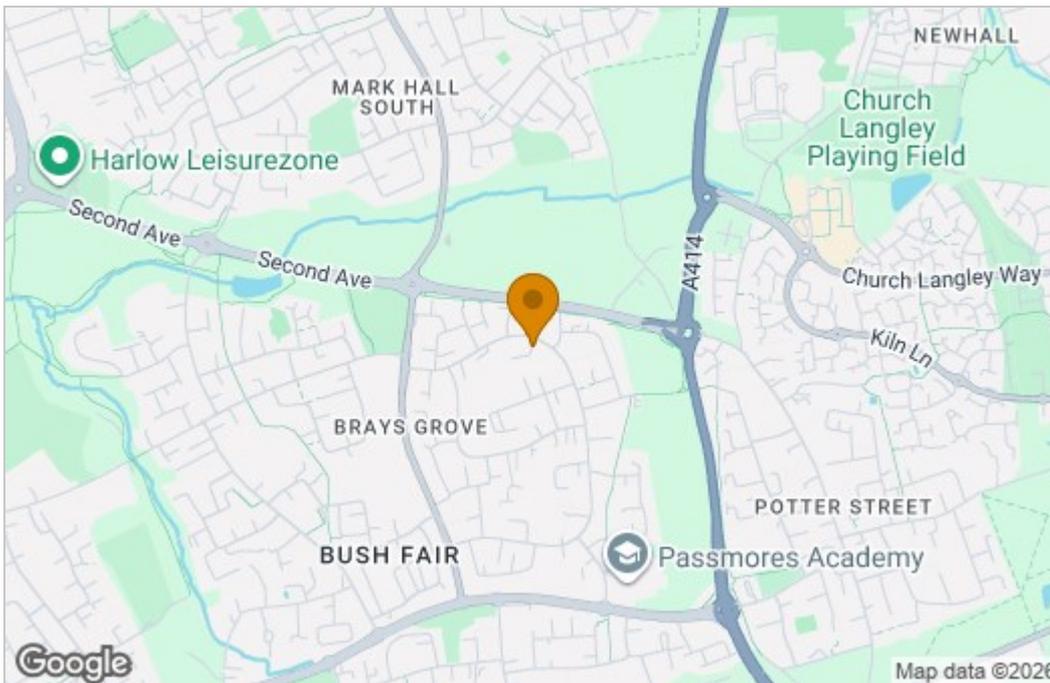


Total Area: approx. 83.8 m² ... 902 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

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	

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