



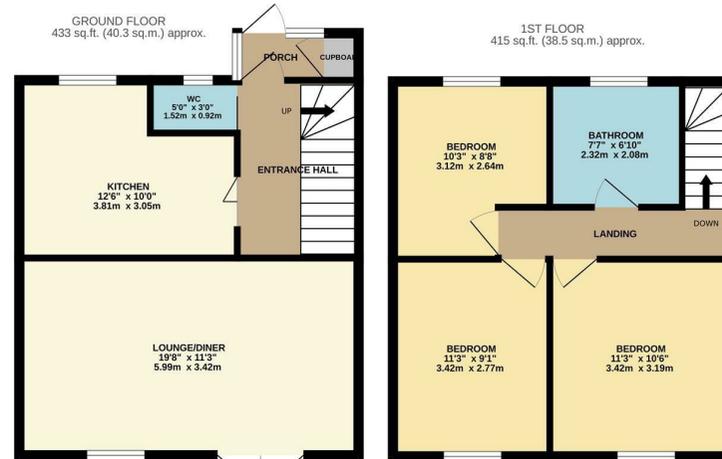
Holmes Meadow, Harlow, CM19 5SG  
Guide Price £350,000



# Holmes Meadow, Harlow, CM19 5SG

**\*\*Guide Price £350,000 to £365,000\*\***

Offered with NO ONWARD CHAIN and located on the outskirts of Harlow is this three bedroom end terrace family home with allocated parking. The property comprises a porch leading to an entrance hallway, a bright lounge/diner, modern kitchen with a range of fitted wall and base units and a cloakroom/WC. On the first floor there are three bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with patio and decked areas, a shed and side access, leading to the allocated parking. Holmes Meadow is a popular area located by Jacks Hatch, with open fields, shops and schools close by, whilst also offering access to Epping tube station. CHAIN FREE.



HIMREYLANDJOHNSON  
 TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.  
 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 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

Energy Efficiency Rating: **87**  
 Environmental Impact (CO<sub>2</sub>) Rating: **73**

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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