



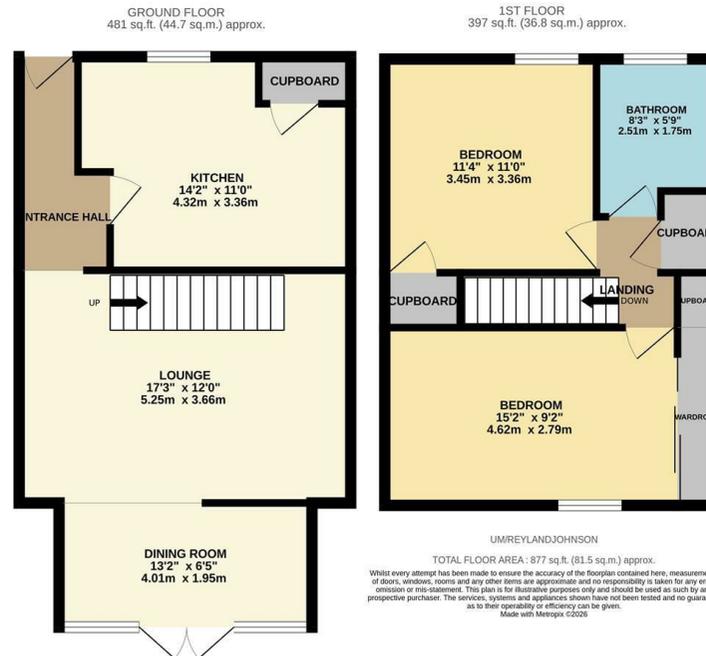
Upper Mealines, Harlow, CM18 7AP  
Guide Price £325,000



# Upper Mealines, Harlow, CM18 7AP

\*£325,000 to £350,000\*

This immaculately presented, two double bedroom family home is found in the highly popular turning of Upper Mealines and includes a driveway for two vehicles. As you enter there is a hallway leading to a modern kitchen with a range of fitted wall and base units and an open plan lounge and dining room, whilst upstairs there are two double bedrooms with vaulted ceilings and a stunning family bathroom with a white three piece suite. The rear garden is a mix of patio and artificial lawn, plus a shed, with the driveway to the front. Upper Mealines is located in the popular Bush Fair area of Harlow, within walking distance of excellent local schools, shops and Latton Common, with the M11 close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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