



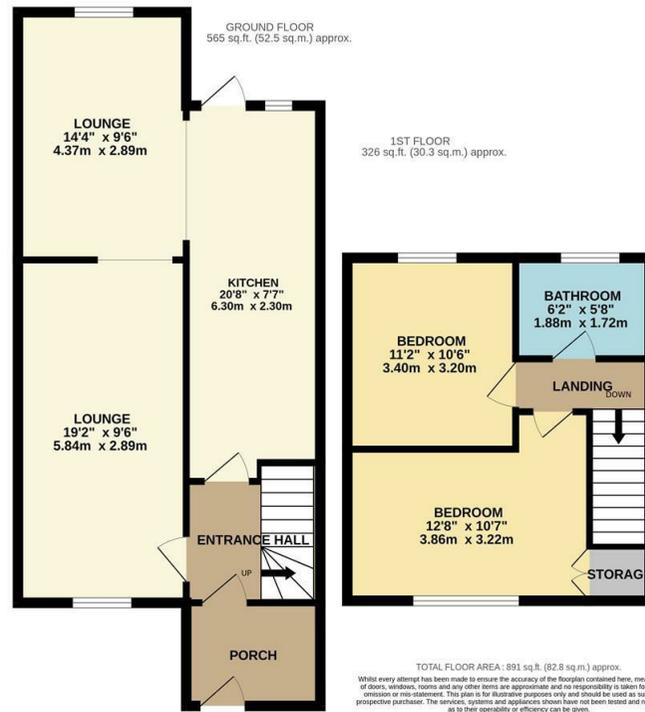
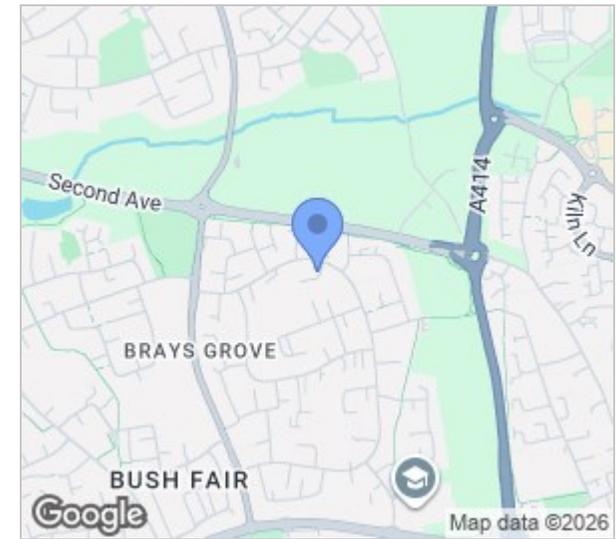
Sadlers Mead, Harlow, CM18 6HQ  
Auction Guide £325,000

2 1 2 E

A set of icons representing property features: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '2', and a lightbulb icon with the letter 'E'.

# Sadlers Mead, Harlow, CM18 6HQ

GUIDE PRICE: £325,000 - £350,000. Offered with NO CHAIN is this two double bedroom house, which benefits from a driveway to the front and is extended to the rear. On the ground floor there is a porch leading to an entrance hallway, a large lounge, dining room and a modern kitchen with a range of fitted wall and base units, whilst upstairs there are two double bedrooms and a family bathroom with a white three piece suite. The west facing rear garden is mainly laid to lawn with a patio area. Sadlers Mead is located in the Bush Fair area of Harlow, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 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>	<b>74</b>	(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>49</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

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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