



**Sadlers Mead, Harlow CM18 6HQ**

**welcome to**

**Sadlers Mead, Harlow**

Offered in good condition throughout, this well-presented three-bedroom end-of-terrace house is situated in the highly sought-after and established residential turning of Sadlers Mead, within the convenient Bush Fair area of Harlow.



## - Accommodation Overview –

### Porch

### Utility Room

Utility room with office space.

### Lounge

Windows to the front and rear aspects and door leading to the garden. Laminate floor and radiator.

### Kitchen

Window to rear aspect and door leading to the garden.

Fitted wall and base units with work surfaces over, partially tiled, spot lights, integrated dish washer and space for washing machine, cooker and fridge/freezer.

### Bedroom 1

Window to front aspect, radiator and carpet.

### Bedroom 2

Window to front aspect, radiator and carpet.

### Bedroom 3

Window to rear aspect, radiator and carpet.

### Bathroom

Window to rear aspect, bath with shower screen and vanity unit wash basin.

### Separate Toilet

Window to rear aspect, wc and radiator.

## -Exterior –

### Parking

Parking for two vehicles.

### Rear Garden

Fence enclosing garden with a shed and side access.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)

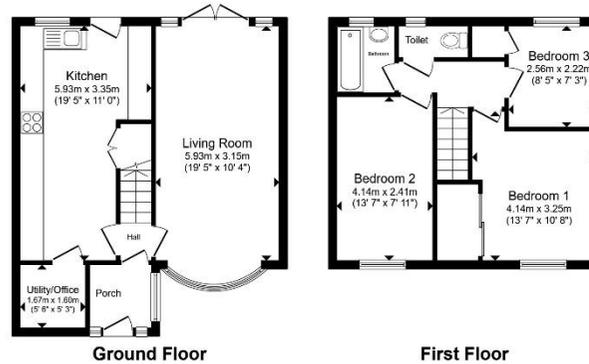


welcome to

## Sadlers Mead, Harlow

- Three bedrooms
- End of terrace
- Off street parking
- Access to Bush Fair shopping centre
- Office/utility room

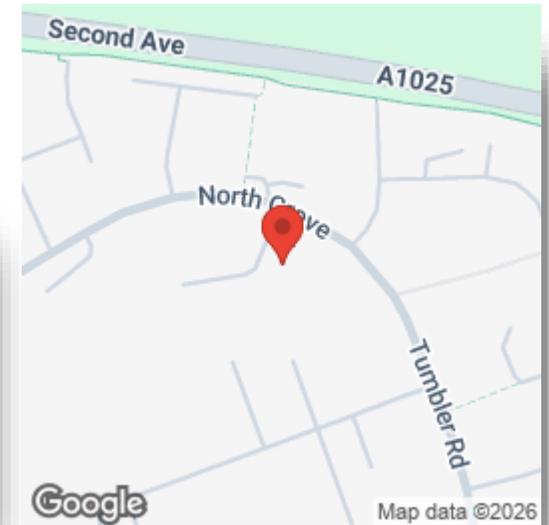
Tenure: Freehold EPC Rating: D  
Council Tax Band: C



Total floor area 85.1 m<sup>2</sup> (916 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.propertybox.io



**£425,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HLO105425 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01279 433469**



[harlow@williamhbrown.co.uk](mailto:harlow@williamhbrown.co.uk)



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)