

37 Sadlers Mead  
Harlow, CM18 6HQ  
Guide price £425,000

**ma**  
morgan alexander





## 37 Sadlers Mead Harlow, CM18 6HQ

This attractive three-bedroom end-of-terrace home is situated in the popular and well-established area of Saddlers Mead, Harlow, offering a convenient lifestyle with local amenities just a short walk away. The property also benefits from being only a very short drive from Harlow town centre, providing easy access to Harlow Mill train station, Princess Alexandra Hospital, and the Water Gardens.

Inside, the home offers well-balanced and versatile accommodation, ideal for modern living. A generously sized separate living room provides a comfortable space to relax, while the large kitchen diner forms the heart of the home, offering ample room for dining and entertaining. The kitchen is fitted with modern units and comes complete with integrated and freestanding appliances, including a washing machine, tumble dryer, fridge freezer, integrated oven, and microwave. Leading from the kitchen is an additional separate room, perfectly suited as a utility area, pantry, or extra storage cupboard, adding valuable practicality.

The first floor comprises two well-proportioned double bedrooms, both featuring integrated wardrobes, a single bedroom ideal as a child's room, home office, or guest space, and a stylish modern family bathroom. There is also access to loft space, providing further useful storage.

Outside, the property enjoys a spacious rear garden, offering an excellent outdoor area with decking for seating or entertaining, along with a shed for storage, making it both functional and enjoyable throughout the year.

This home is ideally suited to first-time buyers, young families, and those looking to downsize, offering comfortable living space, a convenient location, and a welcoming community setting.

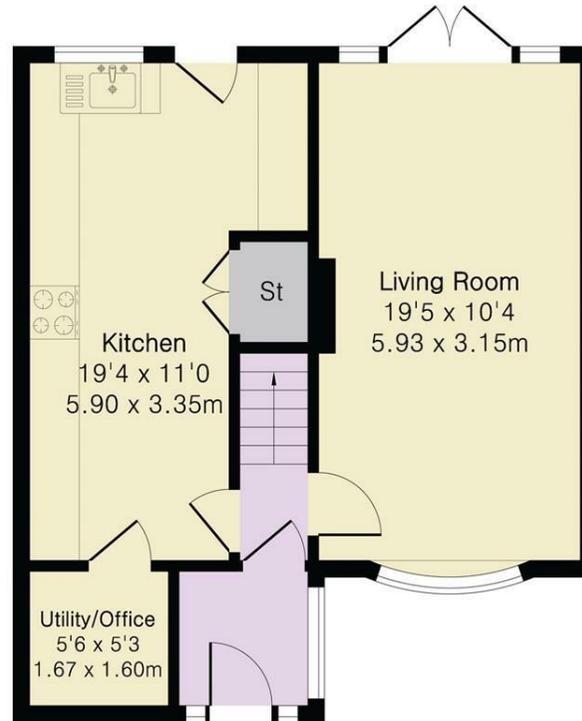




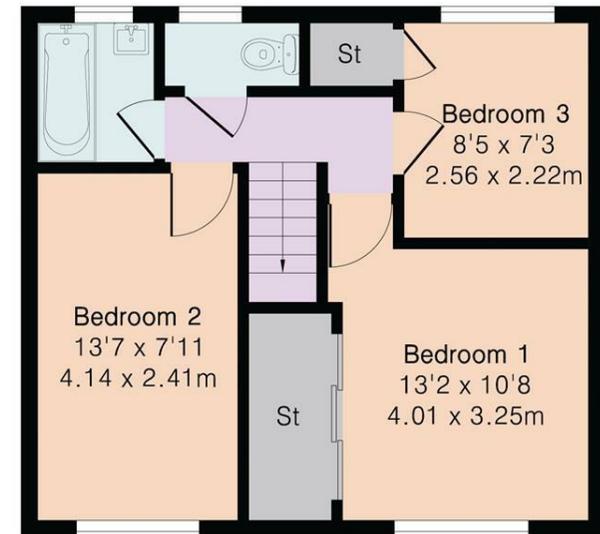
# Approximate Gross Internal Area 911 sq ft - 84 sq m

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 423 sq ft – 39 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	48	66	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
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

**PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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