



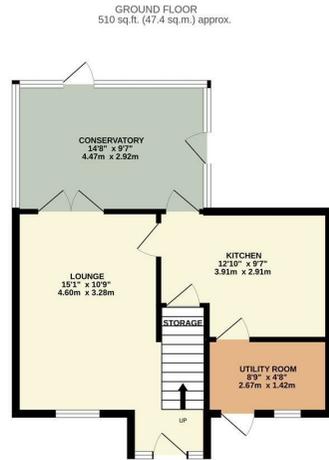
The Hoo, Old Harlow, CM17 0HS
£350,000

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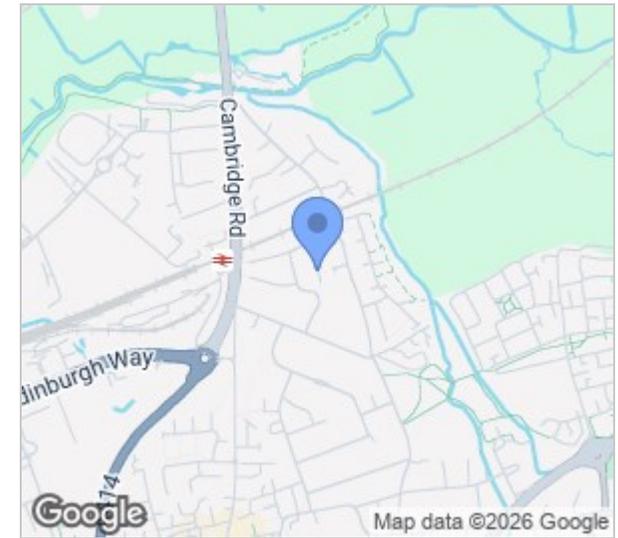
A set of icons representing property features: a bed icon with the number 2, a bathtub icon with the number 1, a sofa icon with the number 2, and a garage icon with the letter D.

The Hoo, Old Harlow, CM17 0HS

A large two bedroom home in a popular location with a modern kitchen and driveway. The property is well presented throughout and has a lounge, conservatory, utility room and fitted kitchen which has a range of wall and base units. The first floor has two double bedrooms and a separate bathroom and W.C, the rear garden is around 50ft Long and is mainly laid to lawn.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.
While 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 misstatement. This plan for illustrative purposes only and should be used as such for any prospective purchase. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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