



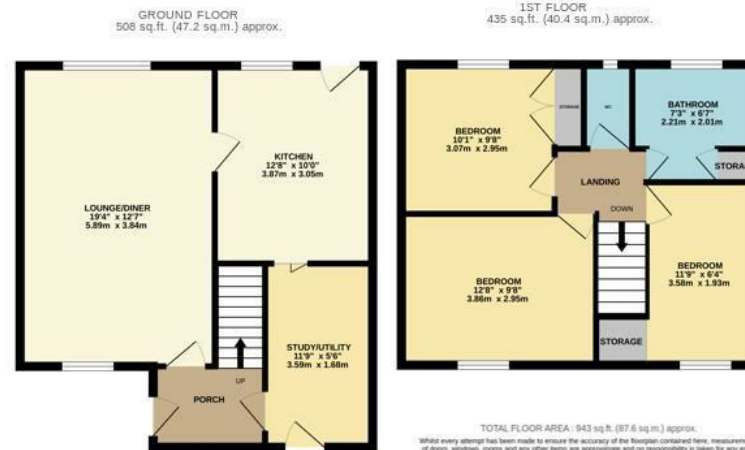
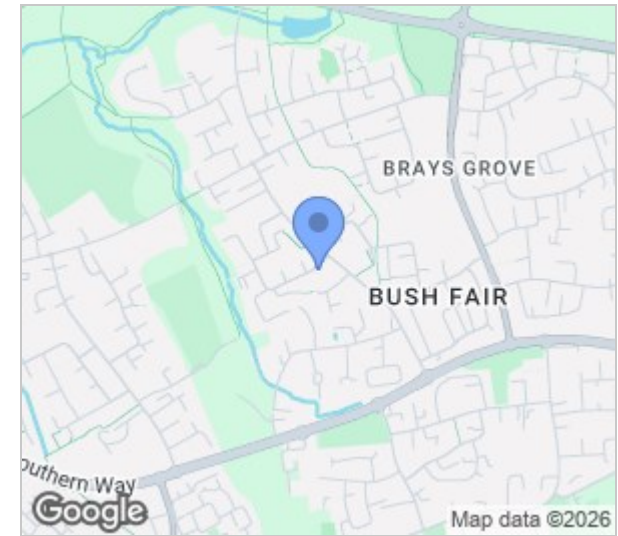
Hookfield, Harlow, CM18 6QL
Guide Price £325,000

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Hookfield, Harlow, CM18 6QL

Guide Price £325,000 to £350,000

This immaculately presented three bedroom family home is located in the highly popular Bush Fair area, walking distance of excellent schools. As you enter there is a hallway leading to a large lounge/diner, a modern kitchen with a range of fitted wall and base units and a utility room/study, whilst upstairs there are three well proportioned bedrooms and a modern family bathroom with a separate WC. The south facing rear garden is mainly laid to lawn with patio and decked areas, with a small lawned area to the front. Hookfield is located just off Tawneys Road, within walking distance of local shops, schools and open fields.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70 77	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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