

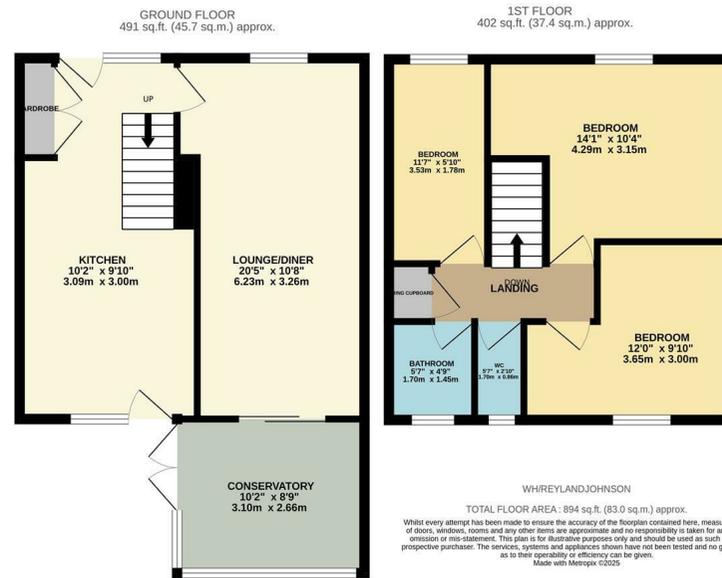


Wharley Hook, Harlow, CM18 7DS  
Offers Over £340,000

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# Wharley Hook, Harlow, CM18 7DS

Offered for sale with NO ONWARD CHAIN and located overlooking a small green is this well presented three bedroom terraced family home, with a beautiful conservatory and a large kitchen. As you enter there is an open plan hallway into the kitchen/breakfast room with a range of fitted wall and base units, a large lounge and a conservatory, whilst upstairs there are three bedrooms and a family bathroom with a separate WC. Outside, the rear garden is mainly laid to lawn, with two patio areas, rear access and a shed. Wharley Hook is located in the Bush Fair area of Harlow, within walking distance of excellent local schools, shops and open fields. Chain Free.



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>	<b>87</b>	(92 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>		(39-54) <b>E</b>	
(21-38) <b>F</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		England & Wales	
EU Directive 2002/91/EC		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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