



Wharley Hook, Harlow, CM18 7DN
£325,000

2 1 1 C

A set of icons representing the property's features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a lightbulb icon for central heating.

Wharley Hook, Harlow, CM18 7DN

This immaculately presented two double bedroom end terrace home is located in the popular turning of Wharley Hook. As you enter there is a large hallway leading to a bright lounge/diner, a beautiful kitchen with a range of fitted wall and base units, plus a separate storage room, whilst upstairs there are two double bedrooms with built in cupboards and a family bathroom with a modern three piece suite. Outside the rear garden is mainly laid to lawn, with two patio areas, a shed and side access. Wharley Hook is located near the Bush Fair area of Harlow, within walking distance of excellent local schools, numerous shops and Latton Common, with the M11 close by.



WHIREYLANDJOHNSON

TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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	70	77

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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