



Wharley Hook, Harlow, CM18 7DW  
Guide Price £315,000

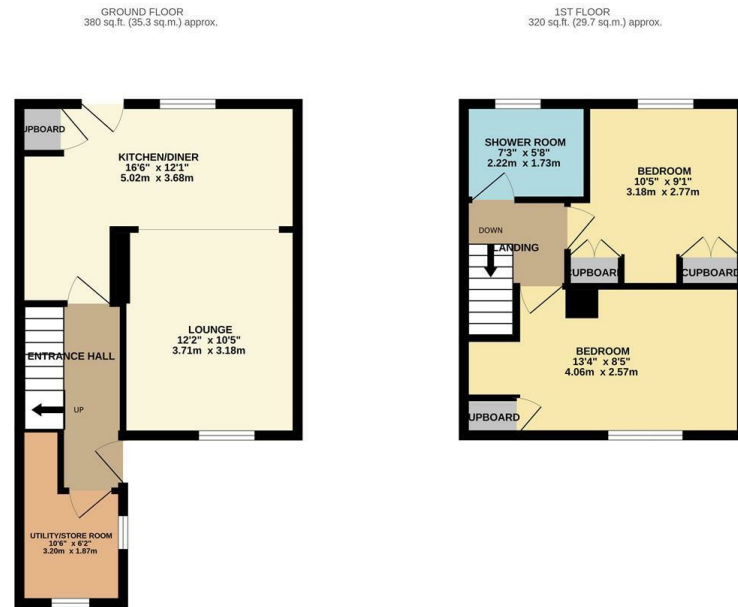
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A set of icons representing the property's features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a car icon for a driveway.

# Wharley Hook, Harlow, CM18 7DW

**\*\* (Guide Price £315,000 - £325,000) \*\***

Offered for sale with no onward chain is this two bedroom terraced house with parking to the rear. The property comprises an entrance hall leading to a kitchen/diner with a range of fitted wall & base level units with work-surface areas, lounge, utility/store room, landing, two double bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with a patio area and raised parking area. Wharley Hook is located close to Bush Fair which offers a range of shops and schools nearby. Chain Free.



REYLANDJOHNSONHW  
 TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 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>	<b>67</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	EU Directive 2002/91/EC	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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