





welcome to

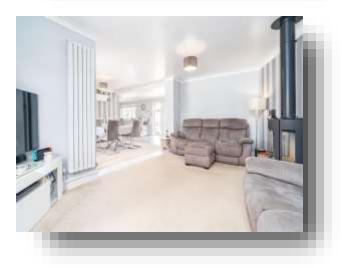
Wharley Hook, Harlow

CHAIN FREE A beautifully-presented, four bedroom, family home, situated in the ever-popular Wharley Hook. The property has been extended, with the ground-floor offering a stunning open-plan lounge/diner, immaculate kitchen, downstairs WC, utility room, office and well-maintained rear garden













Entrance Hall

Radiator, tiled flooring.

Cloakroom

Double glazed frosted window to front aspect, sink with mix tap, W/C, heated towel radiator, tiled flooring.

Study

UPVC double glazed door to rear aspect,

2nd Reception

Double glazed French door to rear aspect, double glazed window to rear aspect, fitted carpet.

Lounge

16' 5" x 12' (5.00m x 3.66m)

Double glazed window to front aspect, log burner, radiator, fitted carpet.

Kitchen

16' 5" max x 12' max (5.00m max x 3.66m max) Grey wall/base units, double glazed window to the rear aspect of the property, integrated double oven, 1 1/2 sink drainer unit, microwave, dish washer, fridge freezer, lyno flooring, double glazed window to the rear aspect of the property, large larder cupboard and a large splash back.

Utility Room

6' 5" x 5' 5" (1.96m x 1.65m)

Wall and base units, worksurafces over, plumbing for washing machine, tiled flooring.

Landing

Loft access, fitted carpet.

Bedroom 1

11' 6" x 11' 6" (3.51m x 3.51m)

Double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2

12' 3" max x 11' 5" max (3.73m max x 3.48m max)

Double glazed window to front aspect, fitted storage space and cupboard, radiator, fitted carpet.

Bedroom 3

10' 7" x 8' 2" (3.23m x 2.49m)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 4

8' 3" max x 8' 7" max (2.51m max x 2.62m max) Double glazed window to rear aspect, radiator, fitted carpet.

Bathroom

Newly fitted bath tub, shower cubicle, wash hand basin, WC, tiled floor, tiled walls, white stone finish, spotlights, slim storage mirror and LED lighting.

Rear Garden

Part tiled, part decked, part laid-to-lawn, wooden shed.

Front Garden

New block paved driveway











welcome to

Wharley Hook, Harlow

- Four Bedrooms
- Ground Floor Extension
- Chain free
- Off-street parking
- Sought-after location

Tenure: Freehold EPC Rating: D

offers in excess of

£480,000



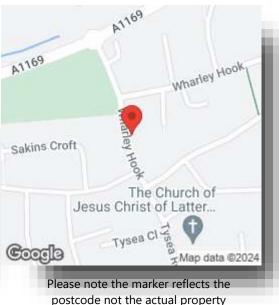


First Floor









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Property Ref: HLO103217 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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