

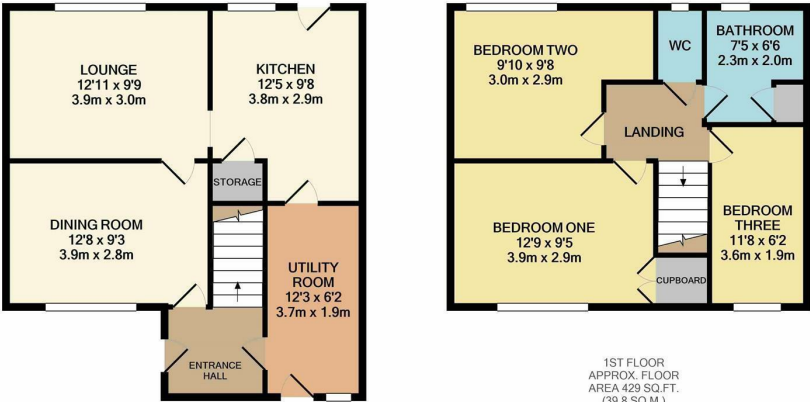


Hookfield, Harlow, CM18 6QL
£325,000



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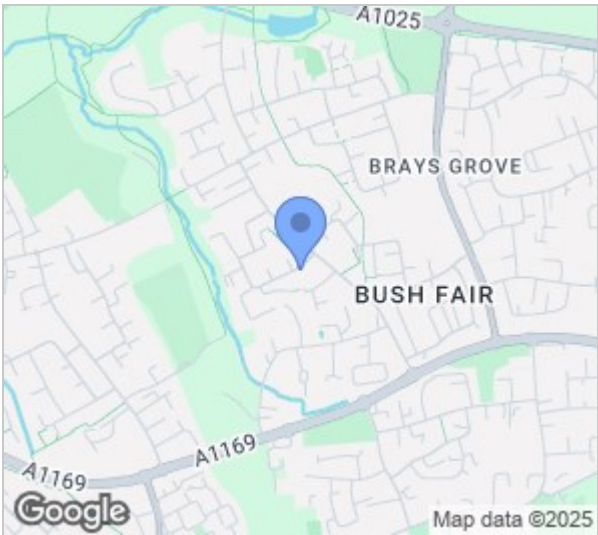
This newly redecorated three bedroom terraced family home is located in the popular area of Bush Fair and is offered CHAIN FREE. On the ground floor there is an entrance hallway leading to a lounge, dining room, modern kitchen with a range of fitted wall and base units and a utility room, whilst upstairs there are three bedrooms, a modern bathroom and a separate WC. Outside the rear garden is mainly laid to lawn with patio and decked areas. Hookfield is located just a stones throw from excellent local schools, Bush Fair shopping area and open fields.



GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

REYLAND/JOHNSON/HF
TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.