





# welcome to

# **Hookfield, Harlow**

Early viewings are recommended on this chain free, two double bedroom end of terrace good condition house. The property is perfectly situated within a stones throw of local schools, parks, restaurants, Staple Tye shopping centre and The Lister Medical Centre.

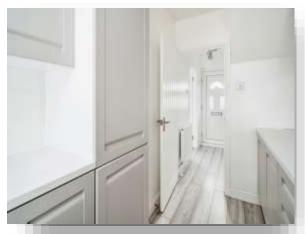












#### - Accommodation Overview -

### Lounge

18' 2" x 12' 7" ( 5.54m x 3.84m ) Window to front aspect, radiator and patio doors to the rear.

#### Kitchen

11' 6" x 7' 3" ( 3.51m x 2.21m ) Induction hob, electric oven and extractor fan, with wall and base units.

#### **Bedroom 1**

15' 9"  $\times$  9' 5" ( 4.80m  $\times$  2.87m ) Window to front aspect, built in cupboard and radiator.

### **Bedroom 2**

11' 4" x 9' (3.45m x 2.74m) Window to rear aspect and radiator.

### **Bathroom**

Window to rear aspect, sink with vanity unit, wc, shower with American shower head and heated towel rail.











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# **Hookfield, Harlow**

- No onward chain
- End of terrace
- Two double bedrooms
- Modern shower room
- Modern kitchen

Tenure: Freehold EPC Rating: C

£300,000





Ground Floor

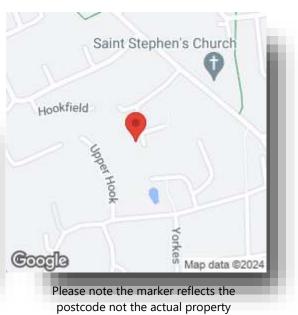
First Floor

Total floor arms 64.2 sq.m. (691 sq.ft.) approx









view this property online williamhbrown.co.uk/Property/HLO104083



Property Ref: HLO104083 - 0002 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 quidance 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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