



**Hookfield, HARLOW CM18 6QQ**



**welcome to**

## **Hookfield, HARLOW**

William h Brown are delighted to offer for sale this three bedroom mid terrace house situated in Hookfield, Harlow. This family home is situated in the within the Latton Bush area of Harlow, offering access to schools, parks and Latton Bush shopping centre.



## - Accommodation Overview –

### Entrance Hall/Snug Area

13' 1" x 9' 3" ( 3.99m x 2.82m )

Window to side aspect, storage cupboard and wooden floor.

### Lounge/Bedroom 4

11' 9" x 10' 6" ( 3.58m x 3.20m )

Window to front aspect, built in wardrobes, radiator and carpet.

### Dining Room

9' 2" x 7' 3" ( 2.79m x 2.21m )

Sliding doors leading to the garden, radiator and wooden floor.

### Kitchen

12' 3" x 10' 7" ( 3.73m x 3.23m )

Fitted wall and base units with work surfaces over, integrated dishwasher and space for other white goods, under stair cupboard and tiled floor.

### Lean To

7' 9" x 7' 9" ( 2.36m x 2.36m )

Wooden lean to.

### Bedroom 1

13' 9" x 10' 8" ( 4.19m x 3.25m )

Window to front aspect, built in wardrobes, radiator and carpet.

### Bedroom 2

13' 9" x 7' 3" ( 4.19m x 2.21m )

Window to front aspect, radiator and carpet.

### Bedroom 3

10' 4" x 8' 9" ( 3.15m x 2.67m )

Window to rear aspect, radiator and carpet.

### Bathroom

Window to rear aspect, bath with mixer tap, wash hand basin, heated towel rail and tiled.

### Separate Wc

Window to rear aspect, tiled floor and wc.

## - Exterior –

### Rear Garden

Fence enclosing garden laid mainly to lawn, with crazy paving patio and rear access.

### Outbuilding/Garden Room

18' 6" x 10' 6" ( 5.64m x 3.20m )

Window to front aspect, insulated with power and lighting.

### Note -

Planning permission obtained for rear extension.



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## welcome to Hookfield, HARLOW

- Three bedrooms
- Well presented
- Fitted kitchen/diner
- Lounge & dining room
- Access to Bush Fair shopping centre

Tenure: Freehold EPC Rating: C

guide price

**£355,000**



Total floor area 106.7 m<sup>2</sup> (1,149 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localiser.com



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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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