





welcome to

Wharley Hook, Harlow

William h Brown are delighted to offer for sale this beautifully presented three bedroom house situated in the highly sought after area of Wharley Hook, Harlow. This location is perfectly situated within the central location of Latton Bush, Harlow and offers direct access to local shops.













- Accommodation Overview -

Lounge

14' 5" x 10' 2" max (4.39m x 3.10m max) Window to front aspect, door leading to the conservatory, wood floor and radiator.

Kitchen

14' 5" x 10' 2" max (4.39m x 3.10m max) Window to rear aspect, door leading to the garden, door to the lounge, fitted wall and base units with work surfaces over, sink with drainer unit, cupboard with plumbing for washing machine, integrated dish

Conservatory

10' 8" x 9' 1" (3.25m x 2.77m) UPVC conservatory.

washer, space for cooker with hood.

Bedroom 1

14' 1" $\max x$ 11' 6" ($4.29m \max x$ 3.51m) Window to front aspect, radiator and carpet.

Bedroom 2

12' 1" \times 9' 9" ($3.68m \times 2.97m$) Window to rear aspect, radiator and carpet.

Bedroom 3

11' 7" x 5' 6" ($3.53m \times 1.68m$) Window to front aspect, radiator and carpet.

Bathroom

Vanity unit with wash basin, wc, bath with shower attachment and fully tiled.

- Exterior -

Outbuilding

19' 2" x 8' 4" ($\overline{5}$.84m x 2.54m) Summer house / Office, with power and lighting and radiator.











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Wharley Hook, Harlow

- Three bedrooms
- Well presented
- Access to Latton Bush shopping centre
- Conservatory
- Access to M11

Tenure: Freehold EPC Rating: C

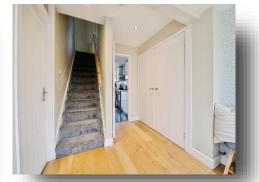
Council Tax Band: B



Total floor area 127.1 m² (1,369 sq.ft.) approx
This floor pinn is for illustrative purposes only it is not drawn to scale. Any measurements, floor eners (instelling any lotal floor enes), openings and orientation are approximate. No calculate any purpose control, they cannot be refuge or control or installationard. A purpose control or co

£360,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HLO105128 - 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 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.



01279 433469



william h brown

harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk

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.