



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



1 Wharley Hook, Harlow, CM18 7DN

£450,000

Fortune and Coates are excited to offer to the market this extended semi detached family home situated in the popular location of Wharley Hook, Harlow.

The property has been extended to the rear and side and offers an abundance of space throughout. The home comprises an inviting entrance hallway with cloakroom/W.C and leads to a spacious lounge with feature fireplace and storage and leads to a bright and airy dining room with large patio doors that overlook the pretty rear garden.

To the front of the home is an extra reception room with bay window and fireplace which is currently utilised as a bedroom. Upon entering the breakfast/utility room, there is access to the annex which features lots of natural light, power points and ample space for a bed/office. The utility/kitchen offers a range of wall and base units with space for oven and hob, breakfast bar and french doors to the garden.

Living Room 11'10" x 22'2" (3.61 x 6.76)

Dining Room 13'7" x 14'2" (4.15 x 4.32)

Breakfast Room 13'7" x 7'7" (4.15 x 2.33)

Kitchen 16'0" x 8'1" (4.88 x 2.47)

Annex 24'9" x 9'2" (7.56 x 2.80)

Bedroom/ Reception Room 9'7" x 12'10" (2.94 x 3.92)

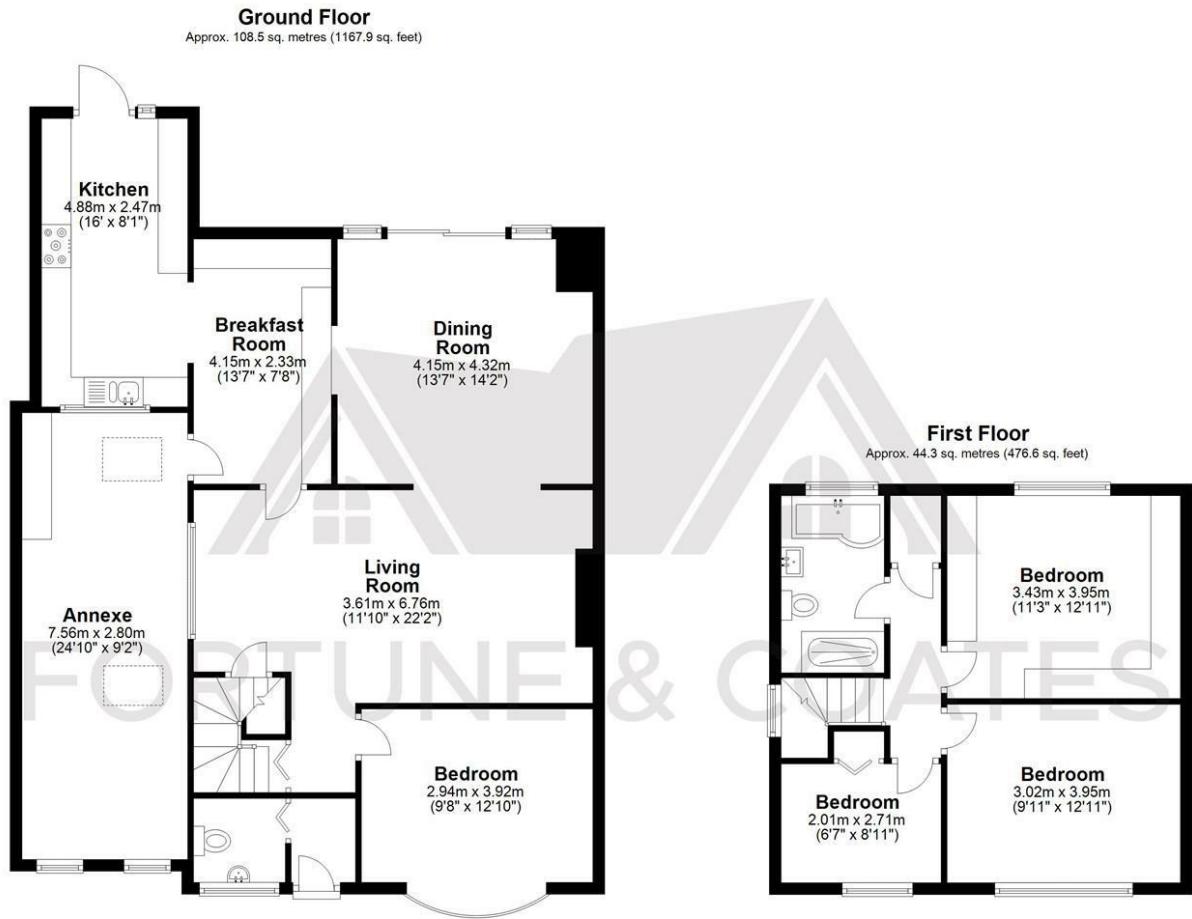
Bedroom 9'10" x 12'11" (3.02 x 3.95)

Bedroom 11'3" x 12'11" (3.43 x 3.95)

Bedroom 6'7" x 8'10" (2.01 x 2.71)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose

Floor Plan

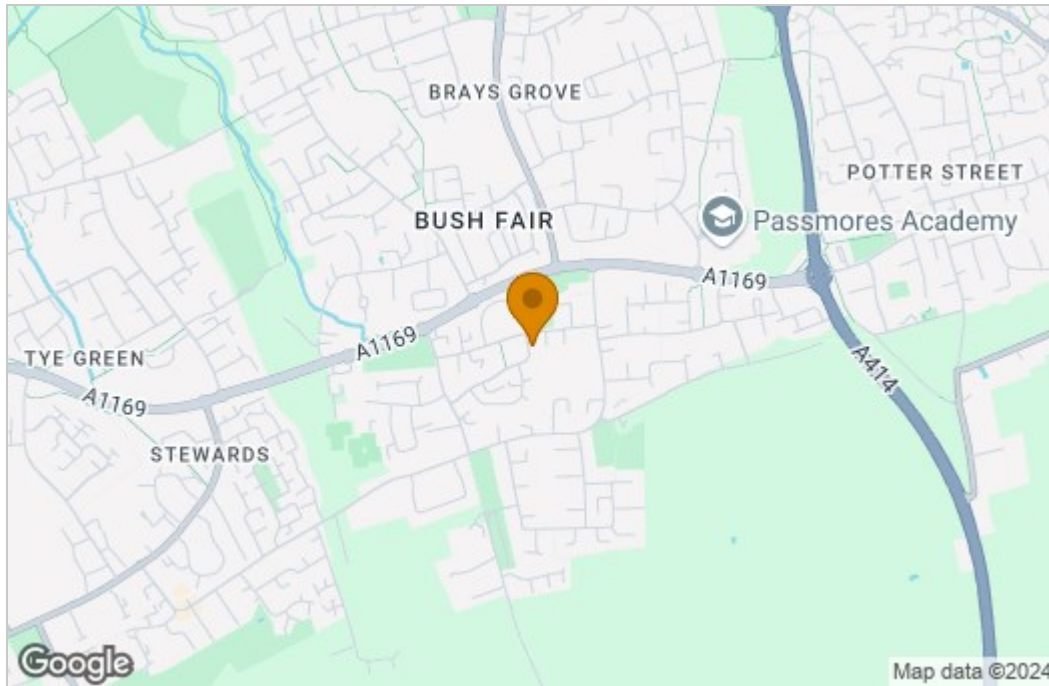


Total area: approx. 152.8 sq. metres (1644.5 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

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