



Wharley Hook, Harlow, CM18 7DW
Guide Price £300,000



Wharley Hook, Harlow, CM18 7DW

Guide Price £300,000 - £325,000

Offered for sale with no onward chain is this well-presented two double bedroom terraced home, benefiting from off-road parking to the rear and ideally situated in the popular Wharley Hook area, close to Bush Fair Shopping Centre. The accommodation comprises an inviting entrance hall, leading through to a spacious kitchen/diner fitted with a range of wall and base units with complementary work surfaces, a comfortable lounge, and a useful utility/store room offering additional storage space. To the first floor, the property features two well-proportioned double bedrooms and a family bathroom fitted with a white three-piece suite. Externally, the rear garden is mainly laid to lawn with a patio area, creating an ideal space for outdoor dining and entertaining. Beyond the garden is a raised parking area, providing valuable off-road parking. Conveniently positioned within easy reach of Bush Fair Shopping Centre, the property is close to a variety of local shops, schools, parks and everyday amenities, while also benefiting from excellent transport links to Harlow Town Centre, the M11 and mainline railway stations.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.