



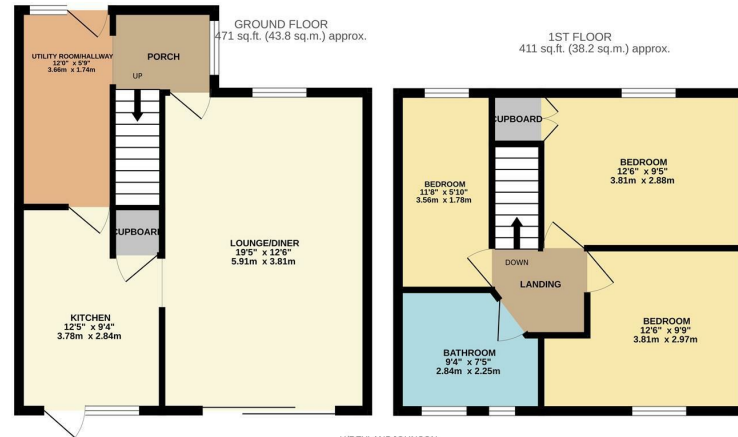
Hookfield, Harlow, CM18 6QL  
Guide Price £375,000



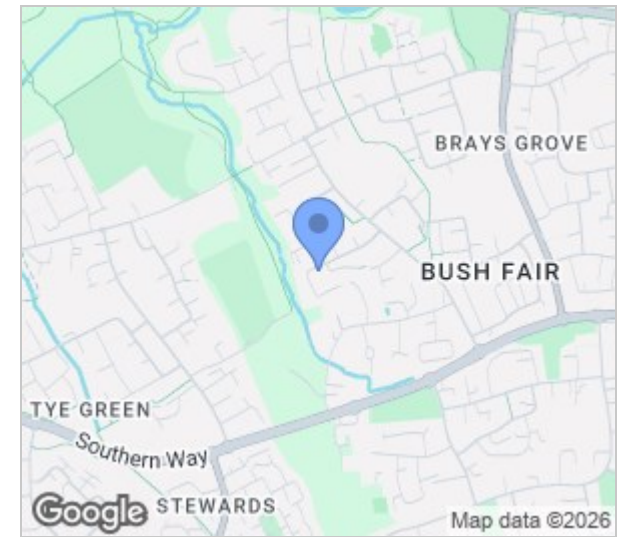
# Hookfield, Harlow, CM18 6QL

\*Guide Price £375,000 to £400,000\*

Offered with NO CHAIN is this well presented three bedroom family home with a driveway and solar panels. As you enter there is a hallway/utility room leading to a large lounge/diner and a modern kitchen with a range of fitted wall and base units, whilst upstairs there are three bedrooms and a large family bathroom with a white three piece suite. Outside, the south facing rear garden is split level, with a patio area, lawn with flower beds and a shed, whilst to the front is the driveway for two cars. Hookfield is located in the popular Bush Fair area of Harlow, with excellent local schools, shops and open fields within walking distance.



HIREYLAND:JOHNSON  
 TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix (2020)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	85	90
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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