



Wharley Hook, Harlow, CM18 7DP

Geoffrey Matthew Estates are delighted to offer this three bedroom, mid terrace, freehold, house in the popular residential area of Wharley Hook. In need of some modernisation throughout, it is being offered CHAIN FREE. Offering a blank canvass and scope to refurbish to your own personal taste, early viewings are very highly recommended!

Offers In The Region Of £325,000

Wharley Hook, Harlow, CM18 7DP



- CHAIN FREE
- In Need Of Modernisation Throughout
- Three Bedrooms
- Freehold

Entrance Hall

Lounge

9'6 x 20'3 (2.90m x 6.17m)

Kitchen

10'1 x 9'10 (3.07m x 3.00m)

Landing

Bedroom

10'7 x 10'2 (3.23m x 3.10m)

Bedroom

10'8 x 9'9 (3.25m x 2.97m)

Bedroom

5'11 x 11'5 (1.80m x 3.48m)

W.C

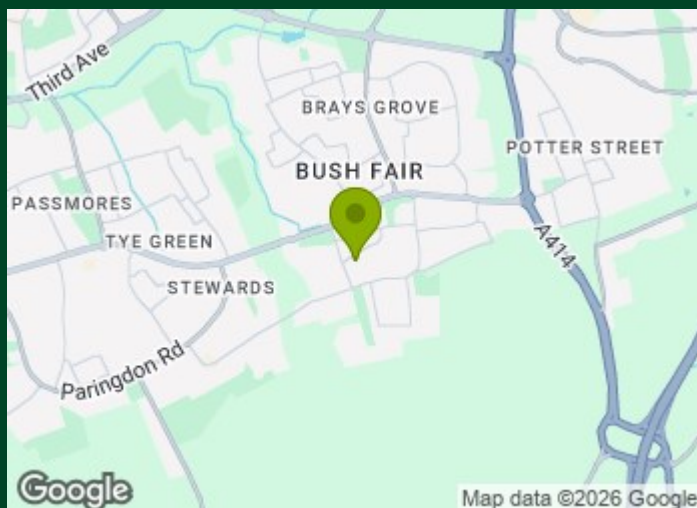
2'10 x 5'5 (0.86m x 1.65m)

Shower Room

4'9 x 5'4 (1.45m x 1.63m)

Agents Note

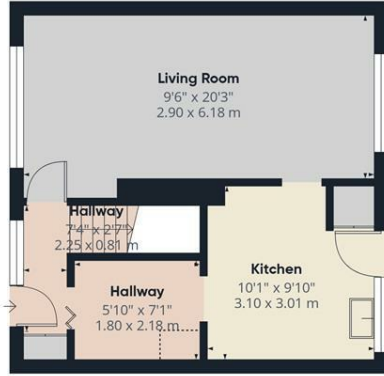
We are marketing this house on behalf of a party with a familial connection to Geoffrey Matthew Estates



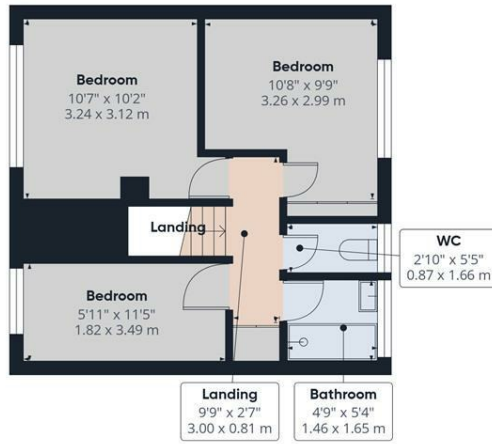
Directions



Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
 734 ft²
 68.3 m²

Reduced headroom
 3 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Details

Harlow Band C

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC