



Hookfield, Harlow CM18 6QJ

welcome to

Hookfield, Harlow

William h Brown are pleased to offer for sale this three bedroom, mid terraced house situated in Hookfield, Harlow. This property would make for the perfect family home so give us a call today to arrange an early viewing.



The Accommodation Comprises Of

Entrance Hall

Radiator, storage cupboard and stairs leading to the 1st floor.

Lounge

19' 4" max x 12' 5" max (5.89m max x 3.78m max)

Double glazed window to the front aspect of the property, double glazed window to the rear aspect of the property, fitted carpet and 2 radiators.

Kitchen

19' 8" max x 9' 3" max (5.99m max x 2.82m max)

Double glazed window to the rear aspect of the property, door to the rear, stainless steel sink, drainer unit, fitted wall and base units, work surfaces over, plumbing for a washing machine, electric cooker point, wall mounted boiler, laminate flooring, radiator and a storage cupboard.

Bedroom 1

12' 7" max x 9' 4" max (3.84m max x 2.84m max)

Double glazed window to the front aspect of the property, radiator, fitted carpet and a storage cupboard.

Bedroom 2

12' 5" max x 9' 7" max (3.78m max x 2.92m max)

Double glazed window to the rear aspect of the property, fitted carpet and a radiator.

Bedroom 3

11' 7" x 5' 9" (3.53m x 1.75m)

Double glazed window to the front aspect of the property, radiator and fitted carpet.

Separate Wc

Double glazed frosted window to the rear aspect of the property, WC, fully tiled walls and tiled flooring.

Bathroom

Double glazed window to the rear aspect of the property, panel bath, shower screen, electric shower unit over, panel wash hand basin, cupboard housing hot water cylinder, radiator, fully tiled walls, tiled flooring and spotlights.

Rear Garden

Paved patio area and lawned area.

Garden Room (summer House)

15' 2" x 10' 2" (4.62m x 3.10m)

Double glazed window to the front aspect of the property, double glazed door to the garden, vinyl flooring, skylight window and spotlights.



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- 3 Bedrooms
- Mid-terraced house
- New bathroom
- Re-decorated throughout
- Summer house

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HLO102961 - 0004

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.

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.

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