

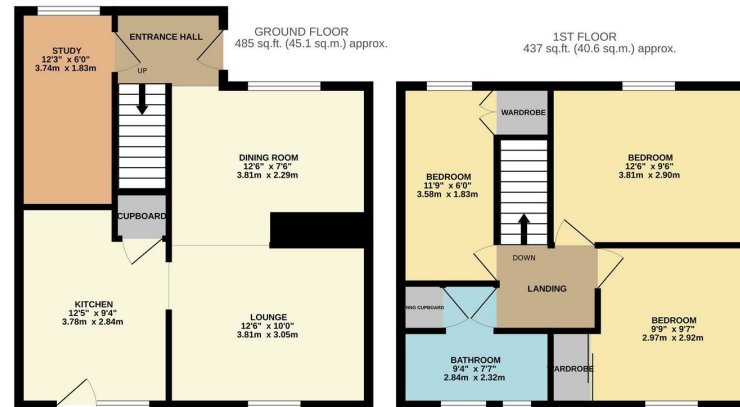
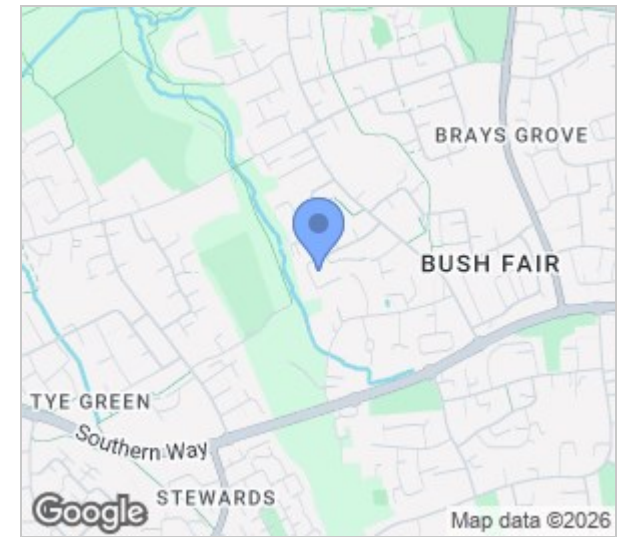


Hookfield, Harlow, CM18 6QJ  
£325,000

3 1 2 C

# Hookfield, Harlow, CM18 6QJ

Located in the popular cul-de-sac of Hookfield is this well presented three bedroom family home with a south facing garden. On the ground floor there is an entrance hallway leading to an open plan lounge and dining room, a modern kitchen with a range of fitted wall and base units, plus a study, whilst upstairs there are three bedrooms and a wet room. Outside, the rear garden is mainly laid to lawn with a patio area whilst to the front there is a ramp leading to the front door. Hookfield is located in the popular Bush Fair area of Harlow, with excellent local schools, shops and open fields within walking distance.



HIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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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		72	78
	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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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