



Wharley Hook | Harlow | CM18 7DY

Asking Price £350,000

 clarknewman

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AN IMMACULATE THREE BEDROOM MID TERRACE HOME offering an abundance of ground floor living space. The ground floor comprises of a large entrance porch, impressive lounge with opening to dining area/conservatory and a high specification modern fitted kitchen offering a range of wall and base units, as well as integrated appliances. Further features include utility area and cloakroom. The first floor benefits from two generously sized double bedrooms, a single bedroom and a luxury fitted, fully tiled family bathroom suite. The low maintenance West-facing rear garden offers ample entertaining space with decking, artificial turf and wooden shed to rear. Viewings highly advised.

- Three Bedrooms
- Mid Terrace House
- Immaculately Presented Throughout
- Popular Location
- Council Tax Band: C
- EPC Rating: D

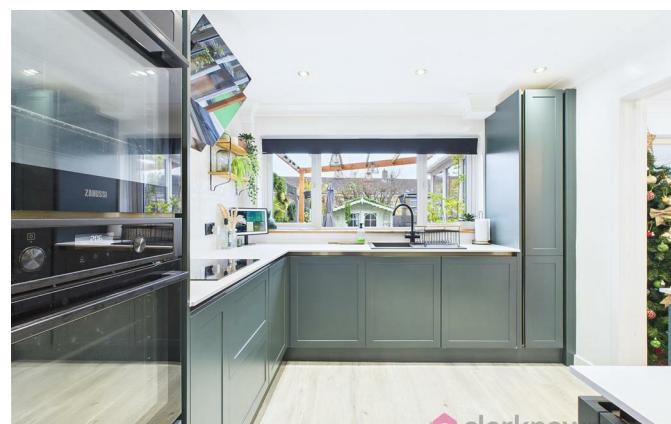
Front

Small communal car park. Paved frontage and UPVC double glazed front door.

Entrance Hall

3'03 x 9'01 (0.99m x 2.77m)

Large entrance porch with UPVC double glazed front door and windows offering radiator to wall and internal doors to lounge/dining room and cloakroom. Stairs to first floor.





Lounge/Diner

20'04 x 10'02 (6.20m x 3.10m)

Large lounge/diner with UPVC double glazed window to front allowing ample natural light, radiators to wall, feature fireplace with tiled surround and opening to conservatory providing open-plan living. Internal door to kitchen.

Kitchen

9'10 x 9'05 (3.00m x 2.87m)

Modern fitted kitchen in a highly impressive, Forest Green colorway offering a range of wall and base units while benefitting from integrated double oven and electric hob with extractor fan above, washing machine and dishwasher. UPVC double glazed window to rear and internal door to utility area housing further integrated appliances/storage.

Utility Area

6'00 x 3'09 (1.83m x 1.14m)

Continuation of cupboards from the modern fitted kitchen, radiator to wall and integrated full length, fridge and freezer. Storage cupboard.

Conservatory

11'08 x 9'10 (3.56m x 3.00m)

Bright and airy conservatory offering a further reception room. UPVC double glazed window and doors leading to private garden.

Cloakroom

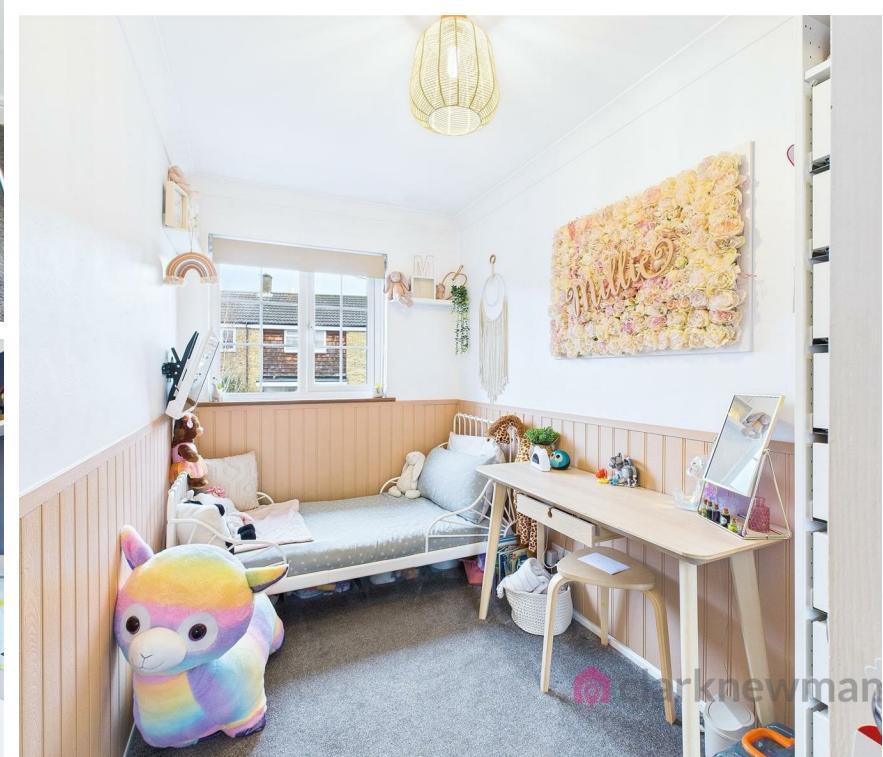
3'09 x 4'07 (1.14m x 1.40m)

Extremely well presented cloakroom with white toilet and sink. Radiator to wall. UPVC double glazed window.

Landing

2'08 x 9'07 (0.81m x 2.92m)

Large landing with airing cupboard, loft hatch and internal doors to bedrooms and family bathroom.



Bedroom One

10'02 x 13'11 (3.10m x 4.24m)

Large double bedroom featuring floor to ceiling built in wardrobes, UPVC double glazed window to front and radiator to wall.

Bedroom Two

9'10 x 11'10 (3.00m x 3.61m)

Double bedroom with UPVC double glazed window to rear and radiator to wall.

Bedroom Three

11'06 x 5'11 (3.51m x 1.80m)

Generously sized single bedroom featuring UPVC double glazed window to front and radiator to wall.

Bathroom

5'03 x 7'11 (1.60m x 2.41m)

Luxury fitted, fully tiled family bathroom suite offering bath with shower above, white toilet and sink. Chrome heated towel rail to wall, extractor fan and UPVC double glazed window to rear.

Garden

West facing rear garden offering ample entertaining space with large decking with pergola, artificial turf and wooden shed to rear.

More Info

The vendors have kept/improved the property superbly with a whole host of refurbishments carried out throughout the property. Internal viewing is highly recommended to appreciate the level of work carried out.

Local Area

Wharley Hook is a popular area within the town and is located within walking distance to both primary and secondary schooling as well as Bush Fair shopping centre which provides all local amenities.





Approximate total area⁽¹⁾
892 ft²
82.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A plus)	A	76
(B1-91)	B	
(B2-80)	C	
(D5-68)	D	63
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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