



Wharley Hook, Harlow, CM18 7DW  
Guide Price £315,000

2 1 1 D

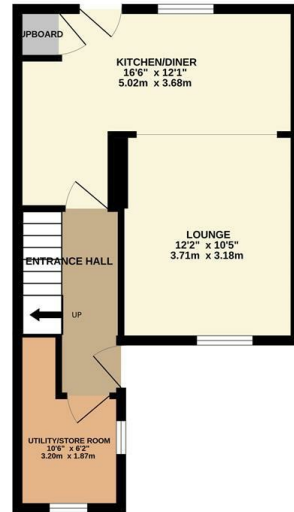
# Wharley Hook, Harlow, CM18 7DW

**\*\* (Guide Price £315,000 - £325,000) \*\***

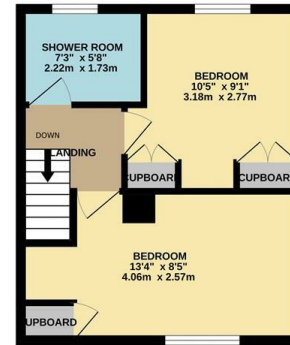
Offered for sale with no onward chain is this two bedroom terraced house with parking to the rear. The property comprises an entrance hall leading to a kitchen/diner with a range of fitted wall & base level units with work-surface areas, lounge, utility/store room, landing, two double bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with a patio area and raised parking area. Wharley Hook is located close to Bush Fair which offers a range of shops and schools nearby. Chain Free.



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



REYLANDJOHNSONHW

TOTAL FLOOR AREA: 700 sq.ft. (65.0 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 for 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 Metronix 12/2018



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			
			<b>87</b>
			<b>67</b>
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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk