



Wharley Hook, CM18 7DW
Harlow





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Exclusive to Kings Group - TWO BEDROOM TERRACED HOUSE for sale in Wharley Hook. The property would make an ideal first time buyer or investment purchase as it is spacious throughout and needs very little work. The property is just 5 minutes drive from the M11 which gives you brilliant access into London and other major cities making it perfect for any commuters. The property is also less than 5 minutes walk to Pear Tree Mead Primary Academy and less than 15 minutes walk to Passmores Academy. With Harlow Town Centre just a 6 minute drive away, you will have everything you need on your doorstep, from supermarkets and high street shops to restaurants and gyms! The property comprises spacious entrance hall, through lounge / diner, kitchen, office space - perfect for anyone currently working from home, two double bedrooms both with built-in storage, family bathroom and front & rear garden. This property won't be on the market for long so don't miss your opportunity to view - call us now!

Offers In The Region Of
£260,000



Entrance Hall 11'12, 5'57 (3.35m, 1.52m)

Stairs to first floor landing, double radiator, laminate flooring, coved ceiling

Through Lounge 19'93, 10'45 (5.79m, 3.05m)

Double glazed window to front aspect, double radiator, laminate flooring, phone point, TV aerial point, power points, coved ceiling, double glazed patio doors leading to garden

Kitchen 12'20, 7'18 (3.66m, 2.13m)

Double glazed window to rear aspect, laminate flooring, tiled splash backs, range of base and wall units with roll top work surfaces, space for oven and hob, sink with drainer unit, space for fridge / freezer, plumbed for washing machine, plumbed for dishwasher, coved ceiling, double glazed door leading to garden

Office 5'27, 5'57 (1.52m, 1.52m)

Double glazed window to front aspect, double radiator, carpet, coved ceiling, phone point, power points

First Floor Landing 5'77, 4'80 (1.52m, 1.22m)

Single radiator, carpet, coved ceiling

Bedroom One 13'09, 8'61 (4.19m, 2.44m)

Double glazed window to front aspect, double radiator, carpet, built-in wardrobe, phone point, TV aerial point, power points, coved ceiling

Bedroom Two 11'10, 8'57 (3.61m, 2.57m)

Double glazed window to rear aspect, single radiator, carpet, power points, built-in storage cupboard, coved ceiling

Bathroom 6'58, 4'74 plus 2'53, 2'60 (1.83m, 1.22m plus 0.61m, 0.61m)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		58	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		51	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
34.3 sq.m. (369 sq.ft.) approx.

1ST FLOOR
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA : 62.9 sq.m. (677 sq.ft.) 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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