



Wharley Hook | Harlow | CM18 7DR

Offers In Excess Of £325,000



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AN EXTENDED TWO DOUBLE BEDROOM MID TERRACE with WC and utility. The ground floor comprises of a spacious entrance hall, cozy lounge with opening to the extended kitchen diner and utility. To the front of the house there is a useful WC and cloakroom. Upstairs benefits from two double bedrooms and a family bathroom suite. The rear garden has been landscaped with patio, artificial lawn and rear deck. Online virtual tour available.

- Two Double Bedrooms
- Mid Terraced House
- Ground Floor Extension
- WC & Utility
- Council Tax Band: C
- EPC Rating: D

Front

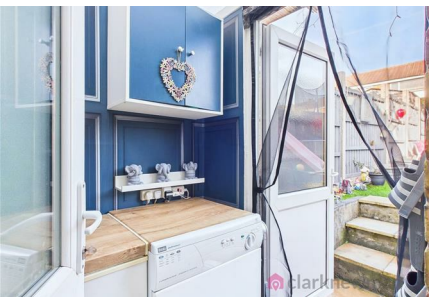
Set back from the road with patio to front. UPVC double glazed door to entrance hall.

Entrance Hall

11'6" x 5'4" (3.51m x 1.63m)

UPVC double glazed door to front. Radiator to wall. Internal doors to living room, kitchen and inner hallway. Stairs to first floor.





Living Room

11'9" x 10'4" (3.58m x 3.15m)

UPVC double glazed window to front. Radiator and electric fireplace to wall. Internal door to entrance hall, opening to dining area and kitchen.

Kitchen & Dining Area

13'7" x 16'6" (4.14m x 5.03m)

UPVC double glazed window to rear aspect, UPVC double glazed door to utility. Modern fitted kitchen with a range of wall and base units, laminate worktops and 1.5 sink and drainer. Integral appliances including double oven, dishwasher and gas hob with cooker hood above. Plumbing for washing machine. Ample space for dining table. Opening to living room. Internal door to entrance hall.

Utility

4'11" x 4'4" (1.50m x 1.32m)

Work surfaces with space for appliances below. UPVC double glazed doors to kitchen and garden.

Inner Hall

3'7" x 5'3" (1.09m x 1.60m)

Space for coats and shoes. Storage cupboard with louvre doors. UPVC double glazed window to front. Internal doors to entrance hall and WC.

WC

2'11" x 5'7" (0.89m x 1.70m)

UPVC double glazed window to front. White WC and sink with vanity unit below. Internal door to inner hall.

Landing

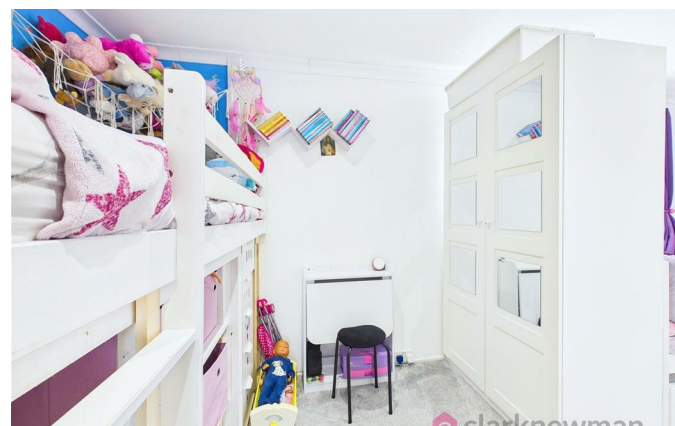
4'4" x 5'8" (1.32m x 1.73m)

Stairs to ground floor. Loft hatch above (ladder and light). Internal doors to bedrooms, bathroom and airing cupboard.

Bedroom One

8'3" x 16'6" (2.51m x 5.03m)

UPVC double glazed window to front aspect, radiator to wall. This bedroom has been thoughtfully laid out to provide space for two children. Internal door to landing.



Bedroom Two

11'3" x 8'10" (3.43m x 2.69m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

Bathroom

5'10" x 7'3" (1.78m x 2.21m)

UPVC double glazed window to rear aspect. White heated towel rail to wall. White three piece suite comprising of bath with shower above, WC and sink with grey gloss vanity unit below.

Garden

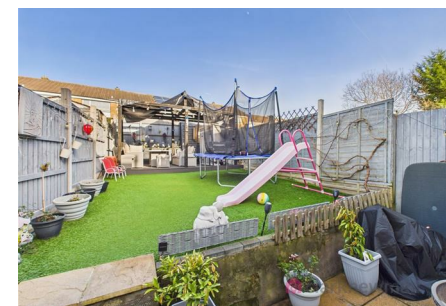
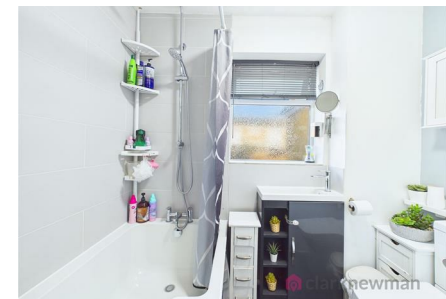
East-facing rear garden with patio and steps leading up to the artificial lawn. Decked platform at rear with pergola above. Exterior taps.

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.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





clarknewman

Approximate total area⁽¹⁾
756 ft²
70.1 m²

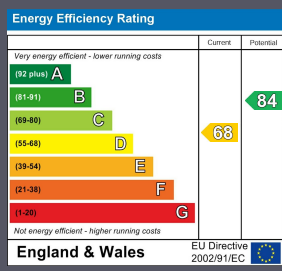
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



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