



Hookfield, CM18 6QG
Harlow





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** KINGS GROUP ARE DELIGHTED TO OFFER THIS EXTENDED, FOUR BEDROOM END OF TERRACE HOUSE IN THE POPULAR AREA OF HOOKFIELD, HARLOW, CM18 **

Nestled in the charming area of Hookfield, Harlow, this delightful four-bedroom end of terrace house offers a perfect blend of space and modern living. Spanning an impressive 1,125 square feet, the property boasts a double storey rear extension, enhancing its generous layout.

Upon entering, you are greeted by a spacious open plan lounge, kitchen, and dining area, ideal for both entertaining and family gatherings. The ground floor also features a separate study room, perfect for those who work from home, along with a convenient downstairs cloakroom.

As you ascend to the first floor, you will find four well-proportioned double bedrooms, providing ample space for family or guests. The family bathroom is equipped with a four-piece suite, ensuring comfort and convenience for all.

The outdoor space is equally appealing, with a rear garden that includes a patio area, perfect for al fresco dining, and a lawn that offers a lovely green space for children to play or for gardening enthusiasts. Additionally, the property benefits from ample street parking, making it easy for residents and visitors alike.

Situated close to local shops, schools, and various amenities, this home is ideally located for families and professionals seeking a vibrant community. This property presents an excellent opportunity for those looking to settle in a well-connected and welcoming neighbourhood.

Offers In The Region Of £415,000



- **FOUR BEDROOM END OF TERRACE HOUSE**
- **SPACIOUS KITCHEN/DINER**
- **DOWNSTAIRS CLOAKROOM**
- **FAMILY BATHROOM WITH FOUR PIECE SUITE**
- **AMPLE STREET PARKING**

Property Information

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - C

EPC Rating - C

Flood Risk Rivers and Seas - Very Low - Surface Water - Very Low

Entrance Hallway

Tiled flooring, radiator, stairs leading to first floor landing

Lounge 19'4 x 10'66 (5.89m x 3.05m)

Double glazed bay window to front aspect, tiled flooring, double radiator, TV aerial point, power points, opening to open plan kitchen/dining area

Dining Area 21'4 x 6'8 (6.50m x 2.03m)

Double glazed French doors to rear aspect leading to rear garden, tiled flooring, double radiator, power points

Kitchen 12'5 x 11'5 (3.78m x 3.48m)

Double glazed window to rear aspect, tiled flooring, tiled splash backs, storage cupboard, a range of base and wall units with roll top granite effect work surfaces, space for dishwasher, space for fridge/freezer, plumbing for washing machine, space for double oven and gas hob, chimney style extractor fan, spotlights, sink with single drainer unit, power points

Study 11 x 4'8 (3.35m x 1.42m)

Double glazed window to front aspect, tiled flooring, bespoke fitted desk with power points above, main telephone point

Downstairs W.C. 5'31 x 2'28 (1.52m x 0.61m)

Tiled flooring, low level flush W.C. sink with mixer tap, part tiled walls

- **DOUBLE STOREY REAR EXTENSION**
- **STUDY ROOM**
- **FOUR DOUBLE BEDROOMS**
- **GOOD SIZED REAR GARDEN**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

First Floor Landing

Carpeted

Master Bedroom 12'29 x 10'91 (3.66m x 3.05m)

Double glazed bay window to front aspect, carpeted single radiator, power points, loft access

Bedroom Two 16'32 x 7'78 (4.88m x 2.13m)

Double glazed window to rear aspect, laminate flooring, single radiator, power points, storage cupboard

Bedroom Three 13'4 x 7'92 (4.06m x 2.13m)

Double glazed window to front aspect, carpeted single radiator, power points

Bedroom Four 10'10 x 8'2 (3.30m x 2.49m)

Double glazed window to rear aspect, laminate flooring, single radiator, power points

Family Bathroom 13'51 x 5'19 (3.96m x 1.52m)

Double glazed opaque window to rear aspect, tiled flooring, single radiator, corner bath, shower cubicle with thermostatically controlled shower. pedestal style wash basin, low level flush W.C.

External

Rear garden, ample street parking, garages available to rent from Harlow Council





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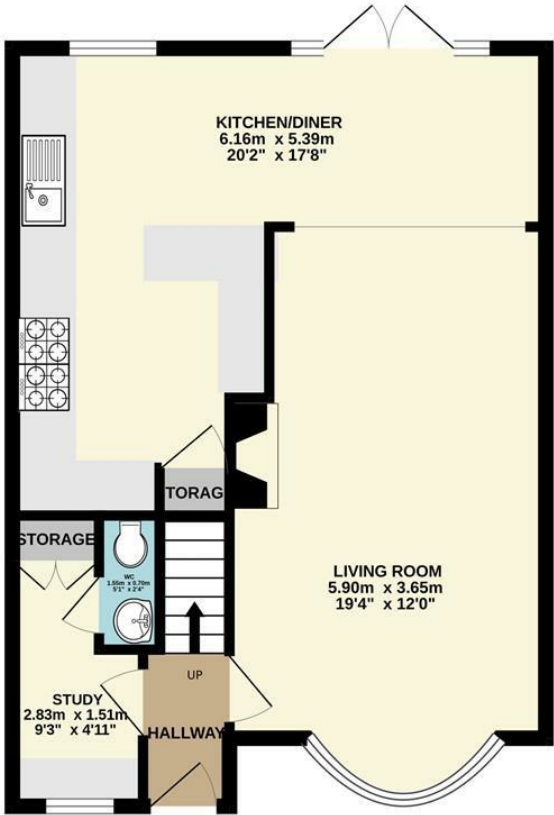


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

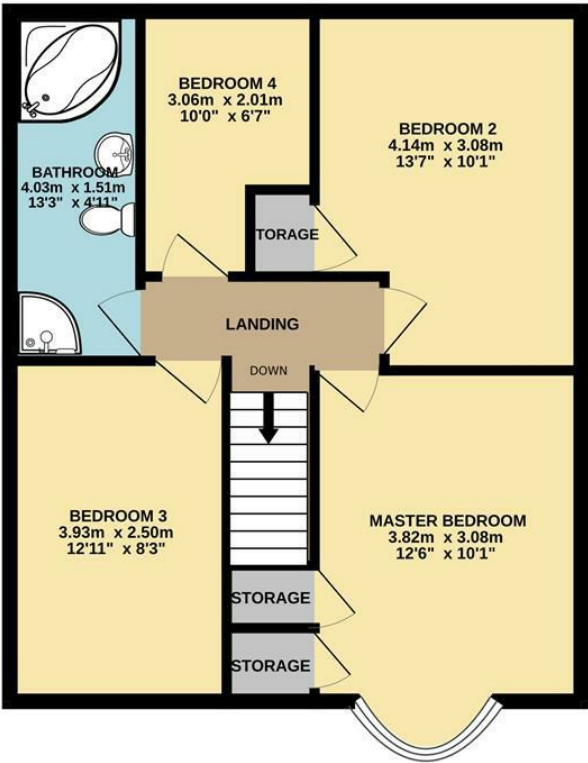
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive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



GROUND FLOOR
51.4 sq.m. (553 sq.ft.) approx.



1ST FLOOR
53.2 sq.m. (572 sq.ft.) approx.



TOTAL FLOOR AREA: 104.6 sq.m. (1125 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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