



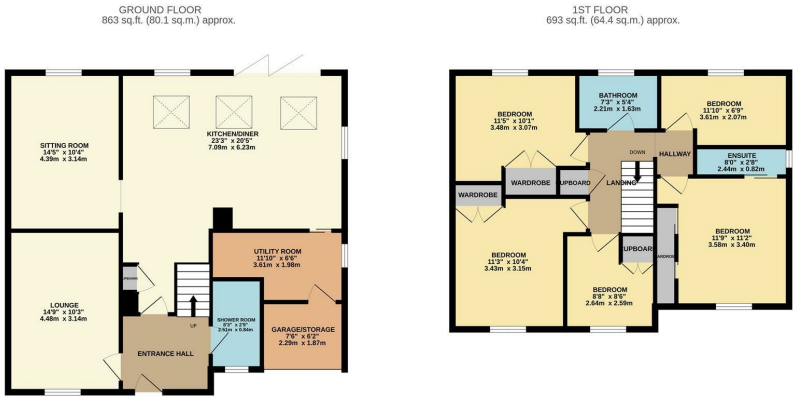
Woodhill, Harlow, CM18 7JS  
£600,000



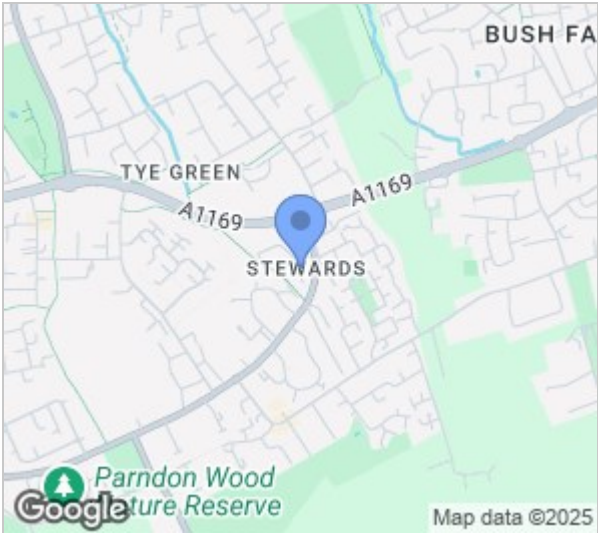


# Woodhill, Harlow, CM18 7JS

A heavily extended five bedroom semi detached house with shared driveway and partly converted garage. The ground floor comprises an entrance hall leading to a lounge, ground floor shower room, sitting room, impressive kitchen/diner with a range of fitted wall & base level units with work-surface areas and central island, utility room and partly converted garage/storage space. The first floor offers a master bedroom with en-suite shower room, four further bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden offers patio and AstroTurf lawn areas as well as side access. Woodhill is a popular area located just off of Southern Way between Bush Fair and Staple Tye offering a range of local shops and schools nearby.



REYLANDJOHNSONWH  
TOTAL FLOOR AREA: 1556 sq.ft. (144.6 sq.m.) 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 a guide 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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.