

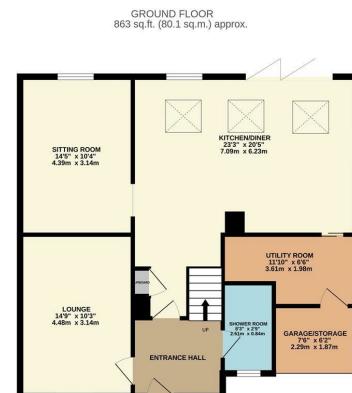


Woodhill, Harlow, CM18 7JS  
Guide Price £575,000

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# Woodhill, Harlow, CM18 7JS

**\*\*Guide Price £575,000 - £600,000\*\*** 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.



REYLANDJOHNSON/WH

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 individual rooms and overall areas are approximate. Room sizes do not add up to total floor area due to shared walls and recessed areas. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures, fittings and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	77	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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