

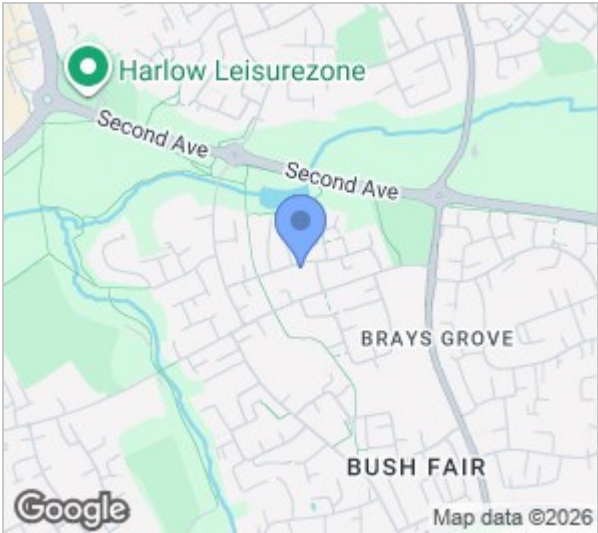
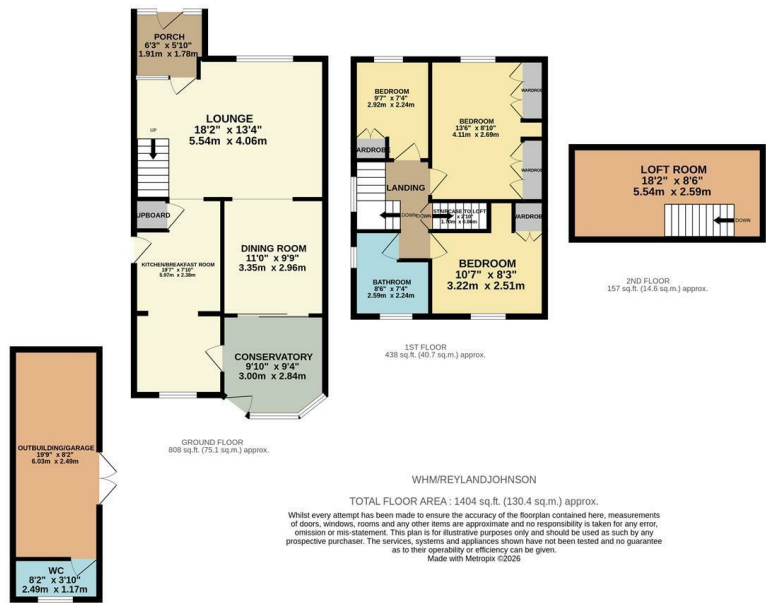


Waterhouse Moor, Harlow, CM18 6BN  
£450,000



# Waterhouse Moor, Harlow, CM18 6BN

Offered with NO CHAIN is this extended three bedroom semi detached family home, with a driveway, solar panels and a converted garage - ideal as an annex or somewhere to work from home. On the ground floor there is a porch leading to a large lounge, dining room modern kitchen with a range of wall and base units and a conservatory. Upstairs there are three bedrooms, all with fitted wardrobes, a stunning family bathroom and direct stairs access to a usable loft room. Outside, the large south facing rear garden is mainly laid to lawn with a patio area, shed and side access. The garage has been fully plastered, insulated and has its own electric with a large room and separate WC/cloakroom, with the driveway to the front. Waterhouse Moor is located in the Bush Fair area of Harlow, within walking distance of excellent local schools, shops and open fields.



| 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) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| 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.