



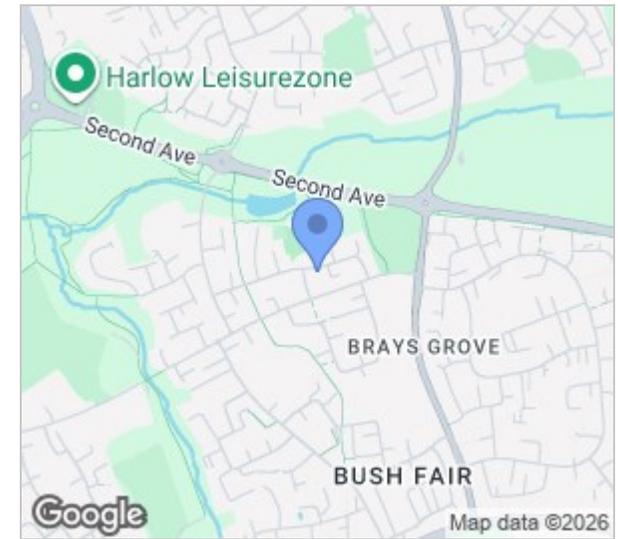
**Waterhouse Moor, Harlow, CM18 6BJ**  
**Guide Price £300,000**

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# Waterhouse Moor, Harlow, CM18 6BJ

**\*\*Guide Price £300,000 to £315,000\*\***

This beautifully presented two double bedroom family home is located in the popular turning of Waterhouse Moor and includes a log cabin in the garden. The property comprises an entrance hallway leading to a large lounge/diner, modern fitted kitchen with a range of wall and base units and a study/utility room, whilst upstairs there are two double bedrooms, a family bathroom which has an additional shower cubicle, plus a separate WC. The south facing rear garden is mainly laid to lawn with patio and decked areas and a log cabin with electric and lighting. Waterhouse Moor is found in the Bush Fair area of Harlow, with excellent local schools, shops and open fields within walking distance.



**TOTAL FLOOR AREA: 770 sq.ft. (71.6 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the footprints 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk