



Spruce Hill, Harlow, CM18 7SR  
Guide Price £375,000

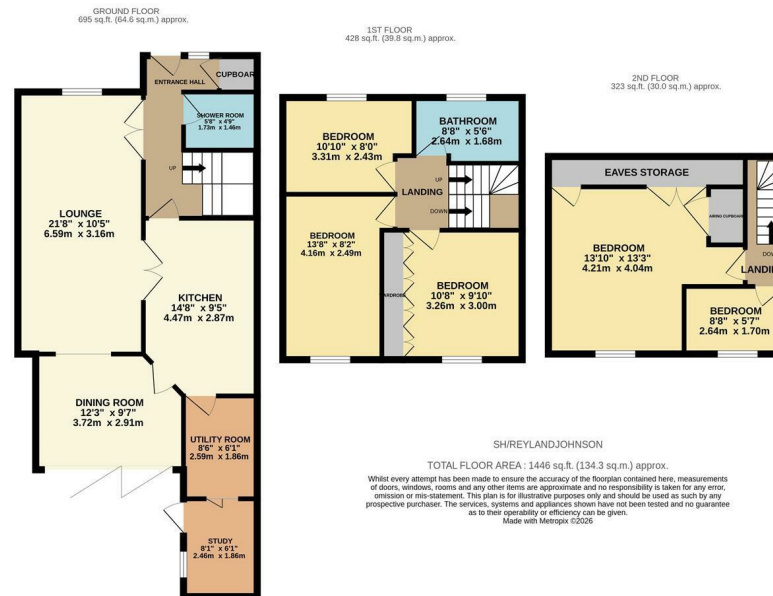
5 2 2 C

A set of property feature icons: a bed icon, a bathtub icon, a sofa icon, and a lightbulb icon. The numbers 5, 2, and 2 are placed between the icons, and the letter 'C' is placed to the right of the lightbulb icon.

# Spruce Hill, Harlow, CM18 7SR

\*\*Guide Price £375,000 to £400,000\*\*

Offered with NO CHAIN is this well presented five bedroom family home, ideally positioned at the end of a cul-de-sac and a stones throw from Latton Common. As you enter there is a hallway leading to a large lounge, a bright dining room with bi-fold doors, a modern kitchen with a range of fitted wall and base units, a utility room, study and a shower room. Upstairs there are three bedrooms, one of which has fitted wardrobes, plus a stunning family bathroom, whilst on the top floor there is a large master bedroom and a single bedroom. Outside, the split level rear garden is a mix of patio, artificial lawn and decking, with a shed and rear access. Spruce Hill is located just off Commonsides Road, within walking distance of local schools, shops and open fields, plus the M11 is close by.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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