



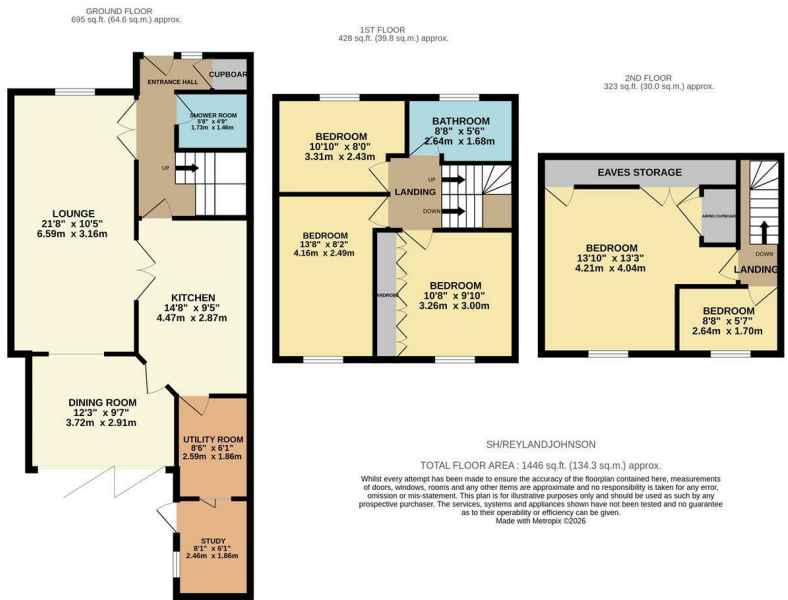
Spruce Hill, Harlow, CM18 7SR
Guide Price £375,000



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		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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