



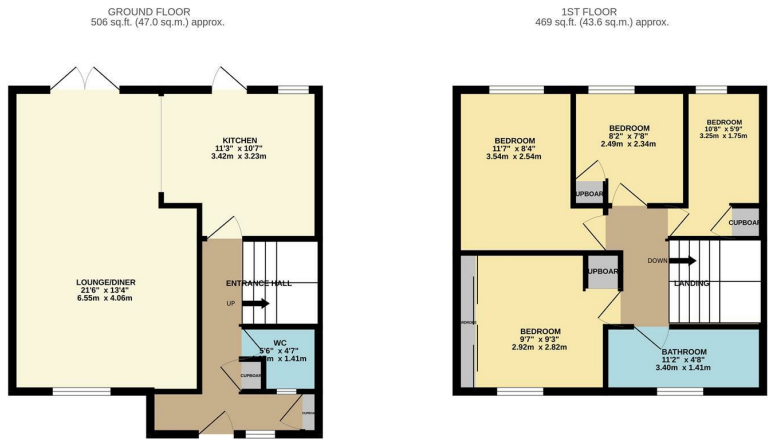
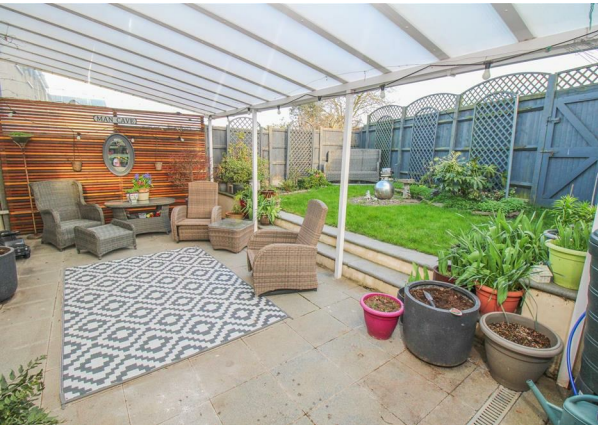
Spruce Hill, Harlow, CM18 7SR
Guide Price £375,000



Spruce Hill, Harlow, CM18 7SR

(Guide Price £375,000 - £390,000)

A four bedroom end of terrace house with rear views overlooking the common. The property comprises an entrance hall with cloakroom/WC leading to a lounge/diner, kitchen with a modern range of fitted wall & base level units with work-surface areas, landing, four bedrooms and a family bathroom with a white three piece-suite with a separate shower cubicle. Outside the rear garden is south facing and is laid to lawn with a large patio area and rear access leading to the common. Spruce Hill is a popular area located just off of Commonsides Road benefitting from local shops and schools nearby.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	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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