

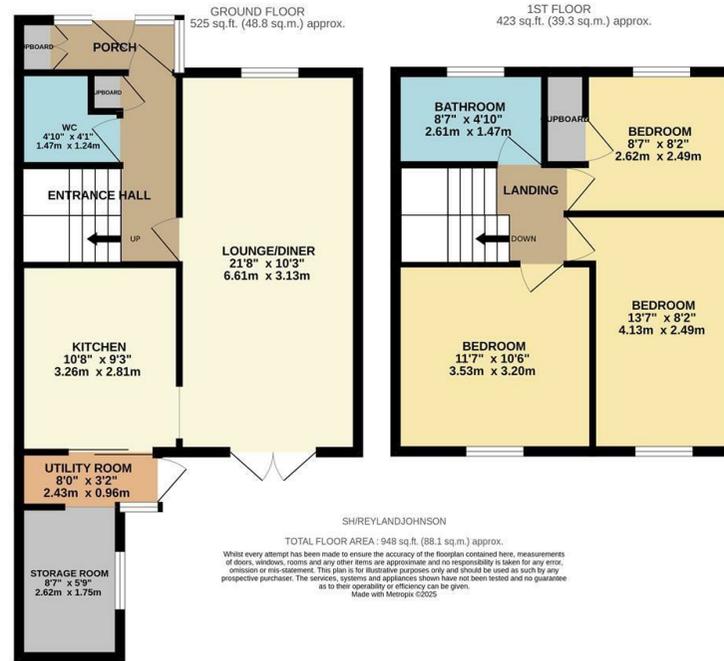


Spruce Hill, Harlow, CM18 7SS
£340,000

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Offered with NO CHAIN is this three bedroom end terrace family home, which backs onto Latton Common. On the ground floor there is a porch leading to an entrance hallway, a large lounge/diner, kitchen with a range of fitted wall and base units, store room, utility room and a cloakroom/WC. Upstairs there are three bedrooms and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a patio area and rear access directly onto Latton Common. Spruce Hill is located just off Commonside Road, within walking of local schools, shops and public transport, plus the M11 is close by.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 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	68	England & Wales	EU Directive 2002/91/EC	80

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