

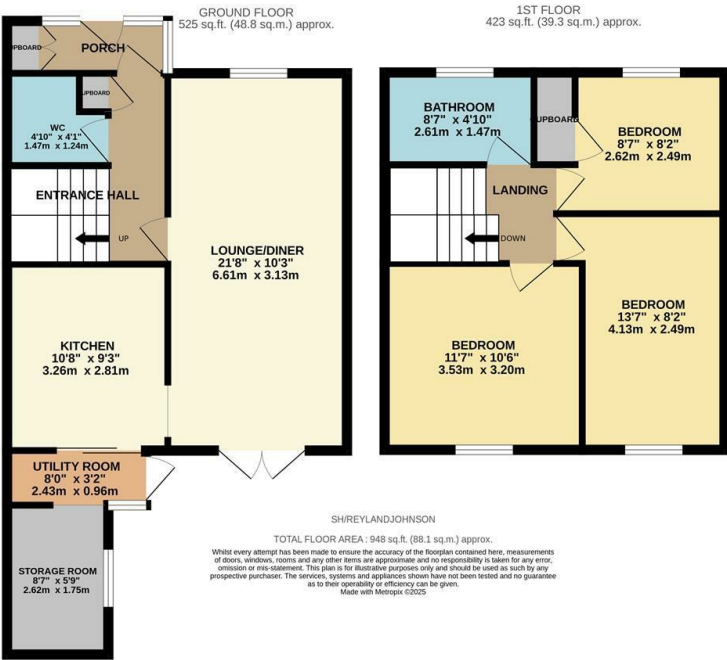


Spruce Hill, Harlow, CM18 7SS
£340,000



Spruce Hill, Harlow, CM18 7SS

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 Commonsides Road, within walking of local schools, shops and public transport, plus the M11 is close by.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.