



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

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# 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 Commonside Road, within walking distance of local schools, shops and open fields, 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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