



Spruce Hill, Harlow, CM18 7SR
£390,000

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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 Commons Road benefitting from local shops and schools nearby.



REYLANDJOHNSON/SH
TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	66	(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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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