



Spruce Hill, CM18 7SS
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, THREE BEDROOM MID-TERRACE HOUSE, IN THE POPULAR AREA OF SPRUCE HILL, HARLOW **

GUIDE PRICE £325,000 - £350,000

Nestled in the desirable area of Spruce Hill, Harlow, this charming three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a large lounge/diner that provides an inviting space for relaxation and entertaining. The well-appointed kitchen is designed to cater to your culinary needs, ensuring that meal preparation is a delight.

The three generously sized bedrooms offer ample space for family living or guests, while the bathroom is conveniently located to serve the household. An added bonus is the outbuilding, equipped with power, which presents a fantastic opportunity for a home office, workshop, or additional storage.

The rear garden is a good size, providing a private outdoor retreat, and benefits from rear access, making it easy to enjoy the fresh air and sunshine. The property is ideally situated close to local shops and amenities, ensuring that daily necessities are just a stone's throw away. Furthermore, with easy access to the A414 and M11, commuting to nearby towns and cities is straightforward.

Families will appreciate the proximity to good schools, making this home an excellent choice for those seeking a nurturing environment for their children. This delightful mid-terrace house in Spruce Hill is a wonderful opportunity for anyone looking to settle in a vibrant community with all the essential conveniences at hand.

Call us today on 01279433033 to arrange your viewing.

Guide Price £325,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **DOWNSTAIRS W.C.**
- **GOOD SIZED KITCHEN**
- **GOOD SIZED REAR GARDEN WITH REAR ACCESS**
- **EASY ACCESS TO A414 AND M11**

Entrance Hallway 14'80 x 7'76 (4.27m x 2.13m)

Double glazed opaque windows to front aspect, double radiator, laminate flooring

Downstairs Cloakroom 5'61 x 4'86 (1.52m x 1.22m)

Tiled splashbacks, laminate flooring, wash basin with vanity under unit, low level flush W.C.

Lounge/Diner 20'71 x 10'41 (6.10m x 3.05m)

Double glazed window to front and rear aspect, coved, textured ceiling, double radiator, carpeted, phone point, TV aerial point, power points

Kitchen 10'92 x 9'49 (3.05m x 2.74m)

Double glazed window to rear aspect, double glazed door to rear aspect, laminate flooring, tiled splash backs, a range of base and wall units with granite effect work surfaces, space for cooker, sink with drainer unit, plumbing for washing machine, space for fridge/freezer, coved, textured ceiling, power points, double radiator

First Floor Landing

Carpeted, loft access

Master Bedroom 13'57 x 9'55 (3.96m x 2.74m)

Double glazed window to rear aspect, carpeted, double radiator, power points, textured ceiling

Bedroom Two 11'60 x 10'59 (3.35m x 3.05m)

Double glazed window to rear aspect, textured ceiling, double radiator, carpeted, power points

Bedroom Three 9'51 x 7'98 (2.74m x 2.13m)

Double glazed window to front aspect, textured ceiling, single radiator, carpeted, power points

- **LARGE ENTRANCE HALLWAY**
- **SPACIOUS LOUNGE/DINER**
- **OUTBUILDING WITH POWER**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EPC RATING - C**

Family Bathroom 8'67 x 5'44 (2.44m x 1.52m)

Double glazed opaque window to front aspect, textured ceiling, part tiled walls, laminate flooring, panel enclosed bath with electric shower over bath, wash basin with vanity under unit, low level flush W.C.

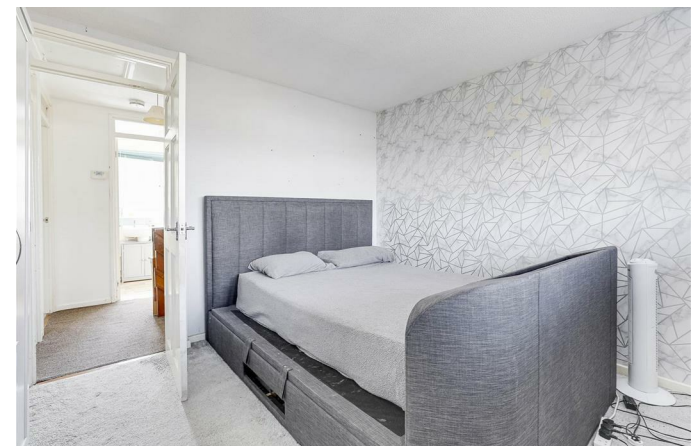
External

Ample street parking, parking bays and garages available to rent from Harlow Council at an additional cost, rear garden with rear access

EPC Rating - C

Council Tax Band - C

Construction Type - Wimpey No Fines

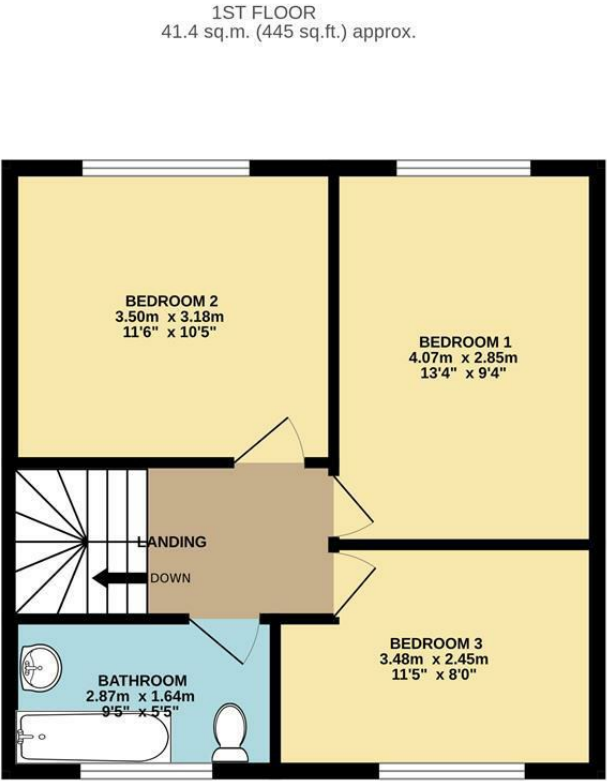
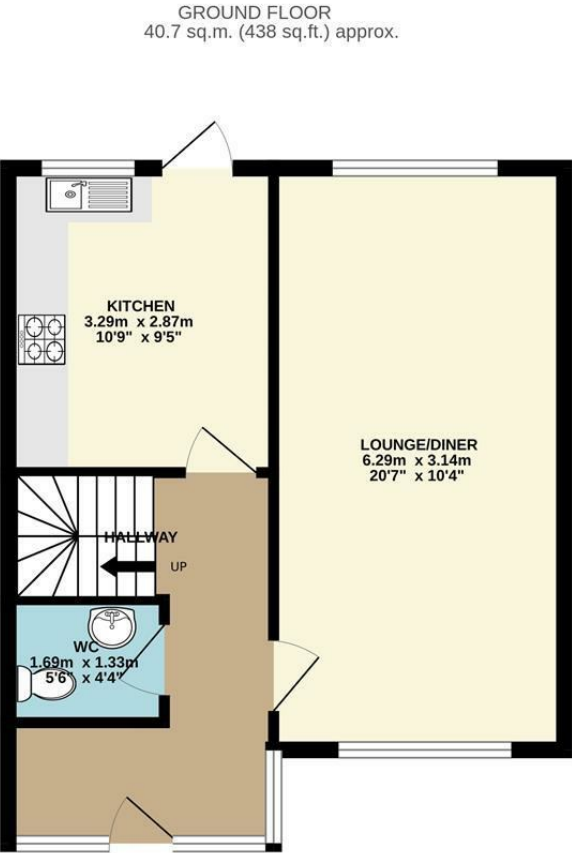
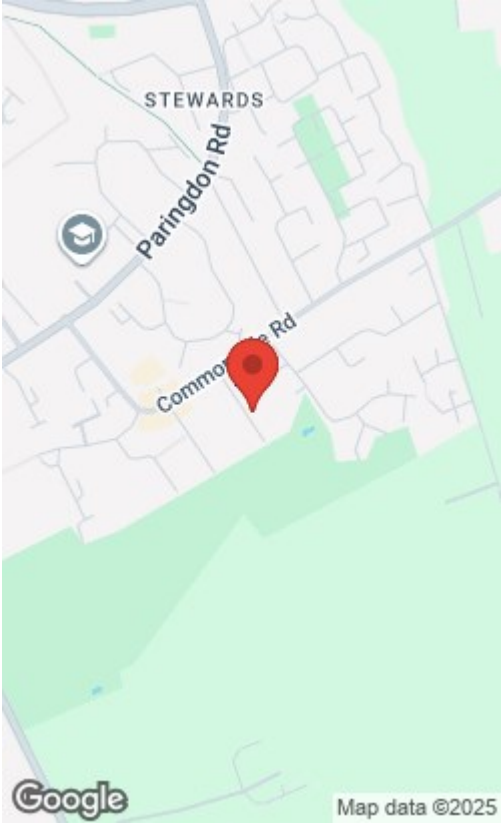








| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) 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 | | |
| (29-38) F | | | (29-38) F | | |
| (1-28) G | | | (1-28) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



TOTAL FLOOR AREA : 82.0 sq.m. (883 sq.ft.) 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 operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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