



Spruce Hill | Harlow | CM18 7SR

Asking Price £315,000



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AN EXTENDED THREE BEDROOM MID TERRACE HOUSE. The ground floor comprises of a spacious lounge, modern fitted kitchen diner, useful store room and ground floor shower room. Upstairs boasts three good sized bedrooms and a second shower room. The rear garden is low maintenance with patio and artificial turf. The property is vacant and being sold with no onward chain. Viewings advised.

- Three Bedrooms
- Ground Floor Extension
- Council Tax Band: C
- Mid Terrace
- No Onward Chain
- EPC Rating: C

#### Front

UPVC double glazed door to porch. Concrete path with shingle flower bed. Green secure shed to front (can be removed by vendor if needed).

#### Porch

UPVC double glazed windows and doors to front. Built-in storage cupboard. Open to hallway.

#### Entrance Hall

Stairs to first floor with storage cupboard below (stair lift can be removed by vendors). Large built in storage cupboard. Internal doors to lounge, kitchen and ground floor shower room. Open to porch. Radiator to wall.





#### Ground Floor Shower Room

4'09" x 5'08" (1.45m x 1.73m)

Shower cubicle, white WC and sink. Glazed obscured window to porch. Chrome heated towel rail and extractor fan to wall. Internal door to entrance hall.

#### Lounge

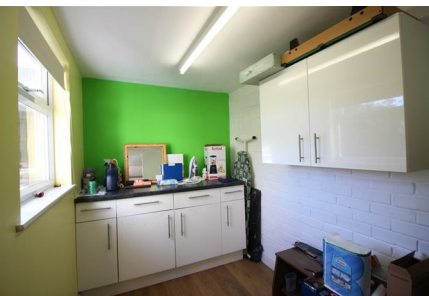
21'08" x 6'07" (6.60m x 2.01m)

UPVC double glazed windows to front and rear aspect. Two radiators to wall. Internal door to entrance hall.

#### Kitchen

45'11"9'10" x 29'6"13'1" (14'03" x 9'04")

Modern fitted kitchen with a range of wall and base units, stainless steel 1.5 sink and drainer, white gas hob and stainless steel double oven. Plumbing for washing machine, space for fridge freezer (all appliances can remain). UPVC double glazed window and door to garden. Glazed door to entrance hall, doorway to store room.



#### Store Room

8'04" x 5'10" (2.54m x 1.78m)

UPVC double glazed window to side, doorway to kitchen.

#### Landing

Stairs to ground floor. Internal doors to bedrooms and upstairs shower room. Loft hatch (insulated loft).

#### Bedroom One

10'05" x 11'05" (3.18m x 3.48m)

UPVC double glazed window to rear, radiator to wall. Large built-in sliding wardrobe. Internal door to landing.



### Bedroom Two

13'08" x 8'05" (4.17m x 2.57m)

UPVC double glazed window to rear, radiator to wall. Internal door to landing. Fitted bedroom furniture.

### Bedroom Three

7'08" x 6'07" (2.34m x 2.01m)

UPVC double glazed window to front radiator to wall. Internal door to landing. Fitted bedroom furniture. Built in cupboard housing gas boiler.

### Shower Room

4'11" x 8'02" (1.50m x 2.49m)

White WC, double shower and sink to wall. UPVC double glazed obscured wall to front. Radiator to wall. Built in cupboard housing hot water cylinder and cold water tank. Internal door to landing.

### Garden

Low maintenance South-East facing garden with patio and artificial turf. Large timber shed and rear gate for access.

### Location

Spruce Hill is a popular area in the South of Harlow close to local amenities and schooling.





Total area: approx. 91.1 sq. metres (980.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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	

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