



Spruce Hill | Harlow | CM18 7SS

Asking Price £365,000





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A WELL PRESENTED FOUR BEDROOM MID TERRACE HOUSE. The ground floor comprises of a front porch, WC, entrance hall with an abundance of storage, a bright and airy living room with open plan modern fitted kitchen. Upstairs benefits from two double bedrooms, two single bedrooms and a fully tiled family bathroom suite. The South-facing rear garden benefits from both patio and lawn with easy to maintain flowerbeds. Online virtual tour available.

- Four Bedrooms
- Well Presented
- Council Tax Band: D
- Mid-Terraced House
- Ground Floor WC
- EPC Rating: TBC

#### Front

Set back from the road. Lawn to front with concrete path. UPVC double glazed window and door to porch.

#### Porch

7'10" x 3'2" (2.39m x 0.97m)

UPVC double glazed frosted window and door to front. Two storage cupboards. Recessed spotlights in ceiling. Internal obscured window to WC, internal door to hallway.







### Hallway

3'4" x 10'7" (1.02m x 3.23m)

Stairs to first floor. Internal doors to porch, WC and kitchen. Three storage cupboards.

### WC

5'9" x 4'9" (1.75m x 1.45m)

White WC and vanity sink. Tiled walls with chrome heated towel rail. Internal door to hallway. Obscured window to porch.

### Kitchen

11'7" x 10'6" (3.53m x 3.20m)

UPVC double glazed window and door to garden. White gloss kitchen with stainless steel handles and laminate worktops. Space/plumbing for washing machine, dishwasher, tumble dryer and freestanding oven. Stainless steel cooker hood over oven. Gas boiler situated within kitchen units. Open plan to living room. Recessed spotlights in ceiling. Internal door to hallway.

### Living Room

13'1" x 21'6" (3.99m x 6.55m)

UPVC double glazed window to front, UPVC double glazed bi-folding doors to garden. Two radiators to walls. Ample space for living and dining area. Open plan to kitchen.

### Landing

3'0" x 8'11" (0.91m x 2.72m)

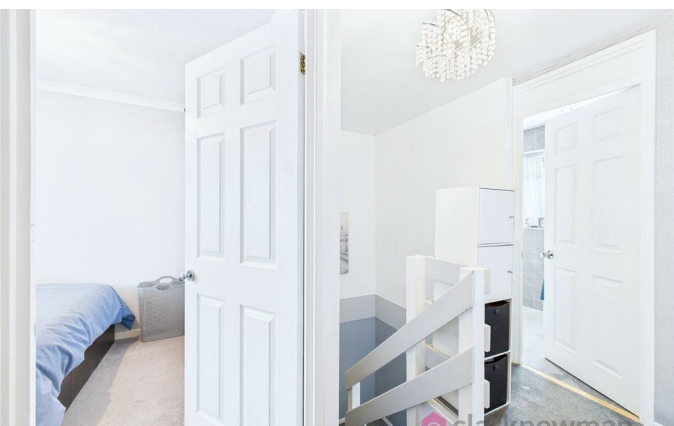
Stairs to ground floor. Loft hatch above (partially boarded with lighting). Internal doors to bedrooms and family bathroom.

### Bedroom One

8'1" x 11'7" (2.46m x 3.53m)

UPVC double glazed window to rear aspect, radiator to wall. Built-in wardrobe/storage. Internal door to landing.







### Bedroom Two

11'4" x 7'8" (3.45m x 2.34m)

UPVC double glazed window to front aspect, radiator to wall. Built-in wardrobe/storage. Internal door to landing.

### Bedroom Three

7'3" x 10'8" (2.21m x 3.25m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

### Bedroom Four

7'2" x 7'7" (2.18m x 2.31m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

### Bathroom

10'11" x 4'8" (3.33m x 1.42m)

UPVC double glazed window to front aspect, chrome heated towel rail to wall. Fully tiled bathroom suite with white WC, vanity sink and whirlpool bath with glass screen and thermostatic shower over bath. Extractor fan and recessed spotlights in ceiling. Internal door to landing.

### Garden

South-facing rear garden with large patio, lawn and raised flowerbeds. To the rear there are two sheds, fish pond and access via timber gate. Exterior tap and powerpoints available.

### Local Area

The property is set back from the road within a pleasant walk-through. Spruce Hill is located off Commonside Road in the South of Harlow with easy access to A414/M11. There is also easy access into Thornwood/Epping via Rye Hill Road. Surrounding Spruce Hill there is a good choice of schooling and many local amenities.

### Agents Notes

The vendors currently rent a garage and parking space from Harlow council at a cost of £70.80 per month for garage and £16.34 per month for designated parking space.





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		

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