



Spruce Hill | Harlow | CM18 7SS

Offers In Excess Of £350,000



Spruce Hill | Harlow | CM18 7SS

Offers In Excess Of £350,000

A WELL PRESENTED, EXTENDED FOUR BEDROOM MID TERRACED HOME. The ground floor comprises of a front porch, WC, entrance hall with an abundance of storage, a bright and airy living room with seperate open plan dining room and modern fitted kitchen to rear. Upstairs benefits from two double bedrooms, two single bedrooms and a fully tiled family bathroom suite. The rear garden benefits from both patio and lawn with easy to maintain flowerbeds. Viewings advised.

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

#### Front

Large flower bed to front with steps leading to front porch.

#### Porch

2'8" x 8'10" (0.81m x 2.69m)

Glazed timber porch with UPVC double glazed door to entrance hall. Lighting and storage cupboard.





#### Entrance Hall

11'2" x 6'3" (3.40m x 1.91m)

UPVC double glazed door to porch. Internal doors to WC and dining room. Large walk-in storage cupboard. Stairs to first floor. Radiator to wall.

#### WC

4'10" x 5'2" (1.47m x 1.57m)

White pedestal sink and WC. Double glazed window and radiator to wall. Internal door to entrance hall.

#### Dining Area

10'4" x 9'1" (3.15m x 2.77m)

Open plan dining room through to living room. Internal doors to kitchen and entrance hall. Radiator to wall.

#### Living Room

21'6" x 13'3" (6.55m x 4.04m)

UPVC double glazed window to front, UPVC double glazed French doors to rear. Two radiators to walls. Open plan to dining room.



#### Kitchen

10'7" x 9'3" (3.23m x 2.82m)

Modern fitted kitchen with a range of wall and base units. UPVC double glazed windows on two aspects facing garden, UPVC double glazed door to garden. Integral double oven and electric hob with cooker hood above. Laminate worktops with stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Space for fridge freezer and tumble dryer. Internal door to dining room. Radiator to wall.

#### Landing

8'10" x 3'0" (2.69m x 0.91m)

Stairs to ground floor. Internal doors to bedrooms and family bathroom. Loft hatch above.

#### Bedroom One

9'7" x 12'03" (2.92m x 3.73m)

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





### Bedroom Two

11'8" x 8'0" (3.56m x 2.44m)

UPVC double glazed window to rear aspect, radiator to wall.

Internal door to landing.

### Bedroom Three

7'9" x 8'3" (2.36m x 2.51m)

UPVC double glazed window to rear aspect, radiator to wall.

Internal door to landing.

### Bedroom Four

11'1" x 6'8" (3.38m x 2.03m)

UPVC double glazed window to rear aspect, radiator to wall.

Internal door to landing.

### Family Bathroom

4'6" x 11'0" (1.37m x 3.35m)

Fully tiled bathroom suite comprising of bath, WC, sink and shower cubicle. UPVC double glazed window to front aspect.

Chrome heated towel rail to wall.

### Garden

Raised patio with step down to lawn and flower bed borders.

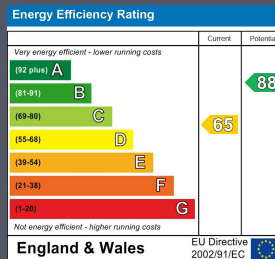
### Local Area

The property is situated off the road within a pleasant walk-through. Spruce Hill is located off Commonsides 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 with many local amenities.

### Agents Notes

At present the vendors have an onward purchase which is chain free and would be ideally looking to complete prior to April 2025.





Equity House  
 4-6 Market Street  
 Harlow  
 Essex  
 CM17 0AH  
 01279 400444  
 hello@clarknewman.co.uk  
 www.clarknewman.co.uk