



## Spruce Hill, Harlow, CM18 7ST

Geoffrey Matthew Estates are delighted to offer this very well presented, three bedroom, mid terrace, freehold family home in the popular residential area of Spruce Hill. Benefitting from a parking bay belonging to the property, this lovely home also benefits from good size bedrooms, ground floor w.c and tidy rear garden.

Early viewings are highly recommended!

Offers In The Region Of £350,000

# Spruce Hill, Harlow, CM18 7ST



- Three Bedrooms
- Private Parking Bay
- Ground Floor W.C
- Freehold

## Accommodation Comprises:

### Entrance Hall

### Ground Floor W.C

5'9 x 4'10 (1.75m x 1.47m)

### Kitchen

9'5 x 10'8 (2.87m x 3.25m)

### Lounge/Diner

10'6 x 21'9 (3.20m x 6.63m)

### First Floor Landing

### Bedroom

11'7 x 10'11 (3.53m x 3.33m)

### Bedroom

8'4 x 13'5 (2.54m x 4.09m)

### Bedroom

8'11 x 8' (2.72m x 2.44m)

### Bathroom

8'7 x 4'10 (2.62m x 1.47m)

### Shed

6'3 x 8'10 (1.91m x 2.69m)



## Directions





## Floor Plan



## Council Tax Details

Harlow Band C

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.

**Energy Efficiency Rating**

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		

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Old Harlow: 01279 444988 Email: [harlow@geoffreymatthew.co.uk](mailto:harlow@geoffreymatthew.co.uk)  
Great Ashby: 01438 740111 Email: [greatashby@geoffreymatthew.co.uk](mailto:greatashby@geoffreymatthew.co.uk)