



Spruce Hill, CM18 7SR
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, CHAIN FREE, THREE BEDROOM, END OF TERRACE HOUSE FOR SALE, IN SPRUCE HILL, HARLOW, CM18 **

Nestled in the desirable area of Spruce Hill, Harlow, this charming three-bedroom end of terrace house presents an excellent opportunity for families and professionals alike. Upon entering, you are welcomed by a porch and entrance hallway that leads to a convenient downstairs cloakroom, good sized kitchen and separate utility room, enhancing the practicality of everyday living.

The heart of the home is undoubtedly the large lounge diner, which boasts a delightful front bay window that fills the space with natural light. French doors open out to the rear garden, providing a seamless transition between indoor and outdoor living, perfect for entertaining or enjoying a quiet evening.

Upstairs, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is well-appointed, catering to the needs of the household.

This property is ideally situated close to local shops and amenities, ensuring that daily necessities are just a stone's throw away. Families will appreciate the proximity to sought-after schools, making morning routines a breeze. Additionally, with easy access to the A414 and M11, commuting to nearby towns and cities is both convenient and efficient.

In summary, this delightful end of terrace house in Spruce Hill is a perfect blend of comfort, practicality, and location, making it a perfect space for families to put their own stamp on and make their forever home.

To avoid disappointment please call us now on 01279 433 033 to arrange your viewing.

Offers In The Region Of £350,000



- **THREE BEDROOM END OF TERRACE HOUSE**
- **LARGE LOUNGE/DINER WITH FRENCH DOORS TO REAR GARDEN**
- **DOWNSTAIRS W.C.**
- **REAR GARDEN WITH REAR ACCESS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Porch 7'44 x 2'99 (2.13m x 0.61m)

Double glazed windows to side and front aspect, door leading to entrance hallway, carpeted flooring, storage cupboard

Entrance Hallway

Vinyl flooring, stairs leading to first floor landing, doors leading to kitchen, lounge/diner and downstairs cloakroom, single radiator, under stairs storage cupboard

Downstairs W.C. 5'89 x 4'96 (1.52m x 1.22m)

Double glazed opaque window to front aspect, vinyl flooring, low level W.C. wash basin with mixer tap and vanity under unit, single radiator

Lounge/Diner 10'20 x 21'70 (3.05m x 6.40m)

Double glazed bay window to front aspect, double glazed French doors to rear aspect leading to rear garden, carpeted, single radiator, TV aerial point, phone point, power points

Kitchen 9'28 x 10'72 (2.74m x 3.05m)

Double glazed patio door to rear aspect leading to utility room, vinyl flooring, a range of base and wall units with roll top work surfaces, space for oven and hob, plumbing for washing machine, power points, tiled splash backs, textured ceiling

Utility Room 9'70 x 11'67 (2.74m x 3.35m)

Double glazed door to side aspect leading to rear garden, double glazed window to side and rear aspect, roll top work surfaces, space for fridge and freezer, boiler, power points, storage cupboard, carpeted

First Floor Landing

Carpeted, loft access

- **CHAIN FREE**
- **UTILITY ROOM**
- **THREE GOOD SIZED BEDROOMS**
- **PARKING BAYS AND GARAGES AVAILABLE TO RENT FROM HARLOW COUNCIL**
- **EASY ACCESS TO A414 & M11**

Master Bedroom 11'55 x 10'78 (3.35m x 3.05m)

Double glazed window to rear aspect, carpeted, built in wardrobes, single radiator, TV aerial point, power points, coved textured ceiling

Bedroom Two 9'13 x 13'48 (2.74m x 3.96m)

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

Bedroom Three 8'60 x 8'05 (2.44m x 2.57m)

Double glazed window to front aspect, built in storage cupboard, carpeted, single radiator, power points, coved textured ceiling

Family Bathroom 8'72 x 4'85 (2.44m x 1.22m)

Double glazed opaque window to front aspect, pedestal style hand wash basin, low level W.C. walk in double shower cubicle with thermostatically controlled shower, heated towel rail, vinyl flooring, tiled walls, textured ceiling

External

Rear garden with rear access, first come first serve parking spaces, private parking bays and garages available to rent from Harlow Council at an additional monthly cost

EPC Rating - TBC

Council Tax Band - C

Construction Type - Wimpey No Fines







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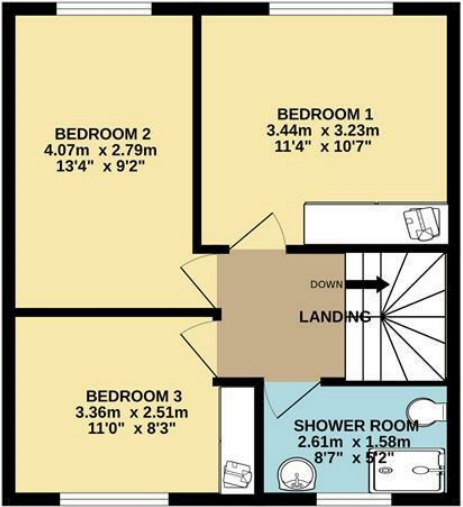
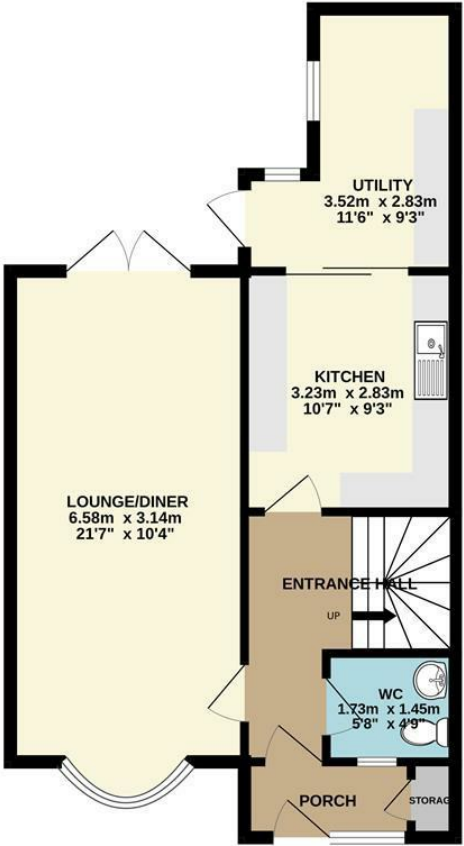


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
50.7 sq.m. (545 sq.ft.) approx.

1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 89.9 sq.m. (968 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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