



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



73 Spruce Hill, Harlow, CM18 7SS

Asking price £340,000

Fortune and Coates are delighted to offer to the market this three bedroom mid-terrace family home situated in Spruce Hill, Harlow

Upon entering, you are greeted by an inviting entrance hallway that leads to a convenient downstairs W/C, as well as stairs that ascend to the first floor and access through to the living room and kitchen. The spacious lounge/diner is a spacious area, boasting dual aspects that allow natural light to flood the room, creating a warm and welcoming atmosphere.

The well-appointed kitchen is designed with functionality in mind, providing ample space for a cooker and fridge, along with plumbing for a washing machine. The kitchen also features generous cupboard space and a patio door that opens directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Living room 10'1" x 21'6" (3.07m x 6.55m)

Kitchen 9'3" x 10'7" (2.82 x 3.24)

Shed 5'11" x 8'7" (1.82 x 2.64)

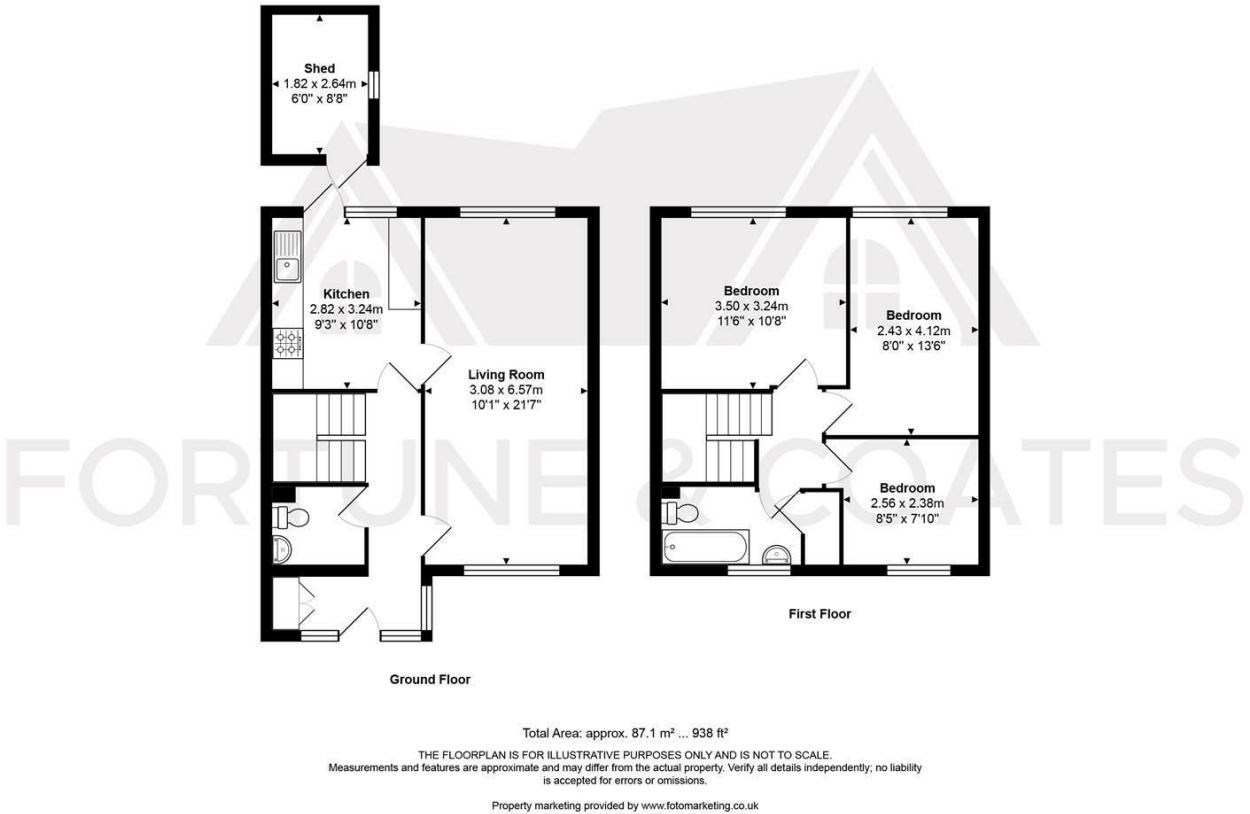
Bedroom 11'5" x 10'7" (3.50 x 3.24)

Bedroom 7'11" x 13'6" (2.43 x 4.12)

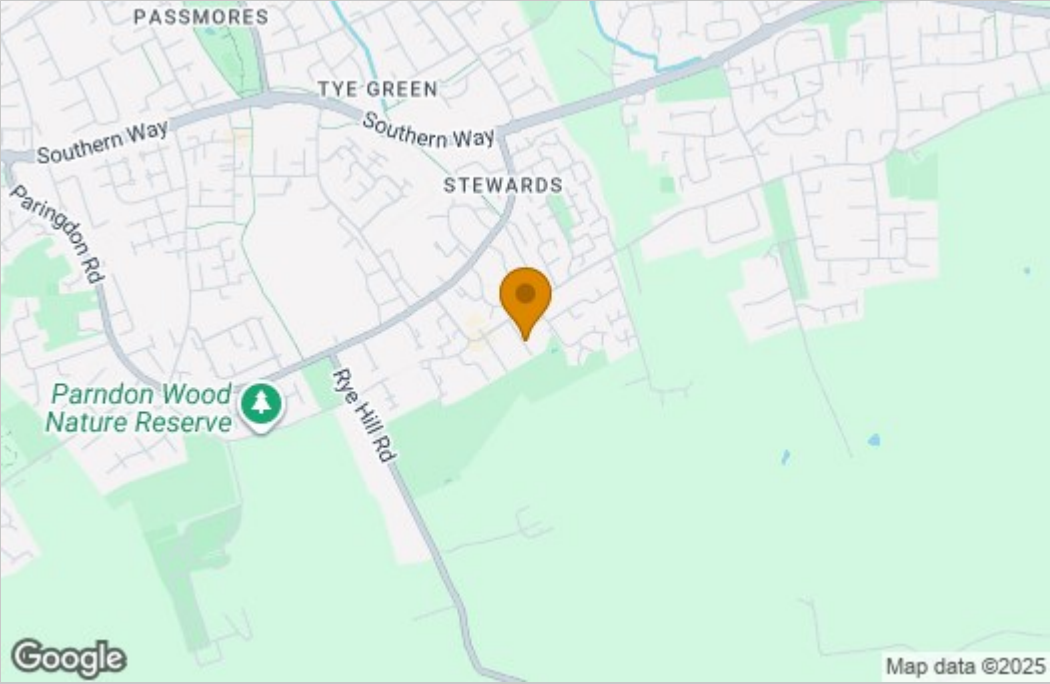
Bedroom 8'4" x 7'9" (2.56 x 2.38)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

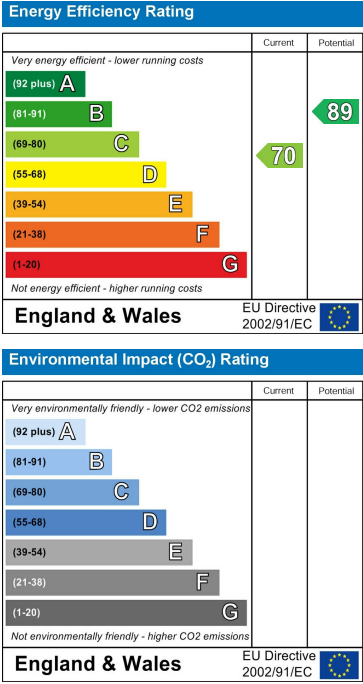
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.