Spruce Hill, CM18 7SR
Harlow

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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, WELL PRESENTED, THREE BEDROOM END OF TERRACE HOUSE IN THE POPULAR CUL-DE-SAC LOCATION, IN SPRUCE HILL, HARLOW **

Nestled in the desirable area of Spruce Hill, Harlow, this charming three-bedroom end of terrace house presents an excellent opportunity for first-time buyers and young families alike. The property boasts a spacious and well-presented interior, featuring a welcoming porch that leads into a comfortable reception room, perfect for relaxation and entertaining. The house includes three generously sized bedrooms, providing ample space for family living. A well-appointed bathroom and a convenient downstairs w.c. enhance the practicality of the home. The property also benefits from side access, leading to a lovely rear garden, ideal for outdoor activities and family gatherings.
Situated close to local shops and amenities, this home is perfectly positioned for everyday convenience. Families will appreciate the proximity to sought-after schools, making the morning school run a breeze. Additionally, the property offers easy access to the M11 and A414, ensuring that commuting to nearby towns and cities is straightforward.
One of the standout features of this home is the stunning views over Harlow Common, providing a picturesque backdrop to daily life. This delightful property is not just a house; it is a place where memories can be made and cherished. With its appealing features and prime location, this home is a must-see for those looking to settle in a vibrant community.

To avoid disappointment call us today on 01279433033 to arrange your viewing

Offers In Excess Of £340,000

- THREE BEDROOM END OF TERRACE HOUSE
- LARGE KITCHEN/UTILITY
- DOWNSTAIRS CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- AMPLE PARKING BAYS
- SPACIOUS AND WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINER
- MODERN FAMILY BATHROOM
- REAR GARDEN WITH SIDE ACCESS
- CLOSE TO LOCAL SHOPS AND AMENITIES

Porch 2'90 x 7'38 (0.61m x 2.13m)
Double glazed opaque windows to front and side aspect, vinyl flooring, storage shed

Entrance Hallway 11'45 x 9'29 (3.35m x 2.74m)
Carpeted, under stairs storage cupboard, stairs leading to first floor landing, single radiator

Downstairs Cloakroom 4'91 x 5'71 (1.22m x 1.52m)
Double glazed opaque window to front aspect, vinyl flooring, low level flush W.C. hand wash basin, single radiator

Lounge/Diner 21'64 x 10'18 (6.40m x 3.05m)
Double glazed windows to front aspect, carpeted, double glazed patio doors to rear aspect leading to rear garden, double radiator, TV aerial point, phone point, power points

Kitchen 23'46 x 9'24 (7.01m x 2.74m)
Double glazed windows to rear and side aspect, double glazed patio doors to side aspect leading to rear garden, tiled flooring, tiled splash backs, a range of base and wall units with roll top work surfaces, space for electric oven and gas hob, space for fridge/freezer, plumbing for washing machine, power points

First Floor Landing
Carpeted, loft access

Bedroom One 13'49 x 9'40 (3.96m x 2.74m)
Double glazed window to rear aspect, carpeted, single radiator, textured ceiling, TV aerial point, power points

Bedroom Two 11'48 x 10'85 (3.35m x 3.05m)
Double glazed window to rear aspect, built in wardrobes, carpeted, single radiator, TV aerial point, power points

Bedroom Three 8'06 x 9'39 (2.59m x 2.74m)
Double glazed window to front aspect, carpeted, fitted wardrobe, single radiator, power points

Family Bathroom 4'73 x 8'54 (1.22m x 2.44m)
Double glazed opaque window to front aspect, vinyl flooring, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level flush W.C. airing cupboard

External
Rear garden with side access, ample visitor parking bays, parking bays and garages available to rent from Harlow Council

Tenure - Freehold
Construction Type - Wimpey No Fines
Council Tax Band - C
EPC Rating - D

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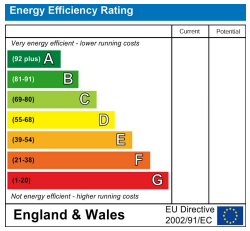
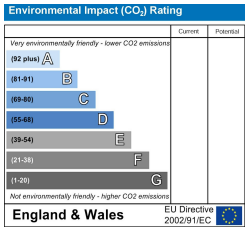
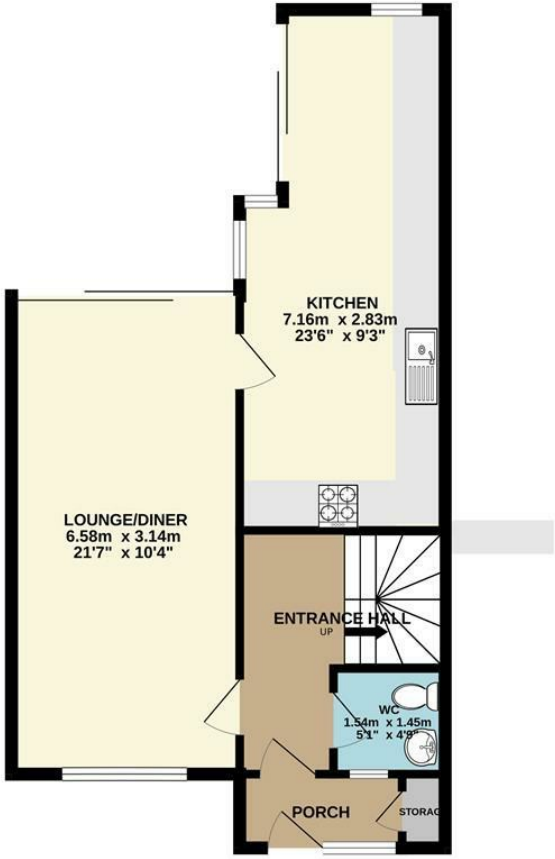
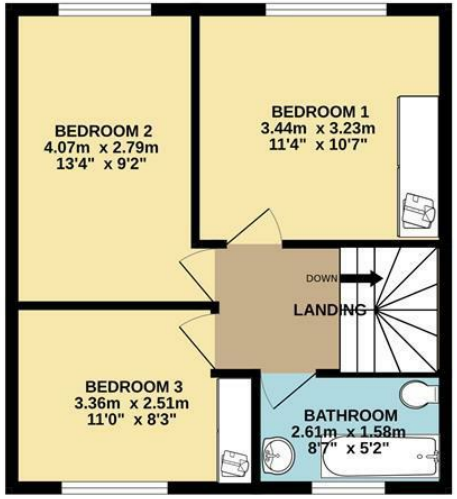




GROUND FLOOR
51.7 sq.m. (557 sq.ft.) approx.



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



TOTAL FLOOR AREA : 91.0 sq.m. (979 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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