



Harlow's only family run independent estate agent



Hodgson Way, Gilston, CM20 2FR

**£600,000
Freehold**

"...Garden, Kitchen & The Garage All Have Been Upgraded In The Past Few Years..."

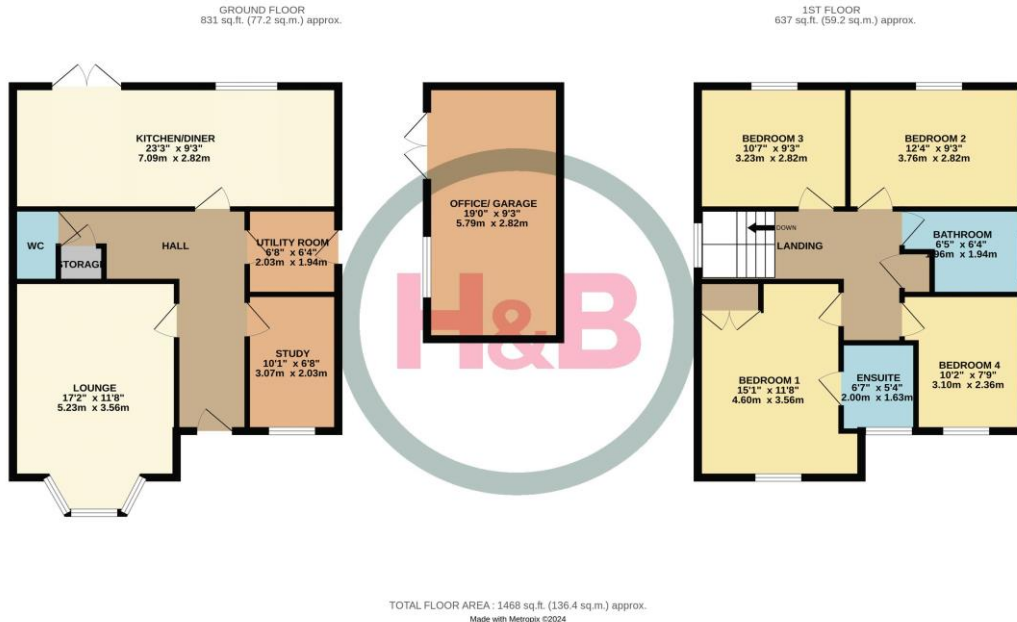
**Four Bedrooms • Two Receptions • Kitchen/ Diner • Detached •
Converted Garage • Modern Landscaped Garden • Two Bathrooms •
Private Development • EPC Rating :- D • Council Tax Band :- F**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Hodgson Way, Gilston, CM20 2FR



THE PROPERTY

"...Garden, Kitchen & The Garage Have All Been Upgraded In The Past Few Years..."

A spacious four bedroom detached family located on the relatively new Terlings Park development in Gilston. The owners purchased from new some 10 years ago and have enjoyed the flexible living space the property has offered, plus creating more office space by converting the garage just over three years ago. The ground floor of the property offers a good size lounge, with a smaller second reception, ideally used for a study or playroom, from the hall you also have access to the utility room plus the kitchen diner. The kitchen was replaced around a years ago, and this leads out the rear garden that was also upgraded and landscaped around the same time, with that now offers artificial turf and decked entertaining area. Upstairs you will find all four bedrooms and the family bathroom, with bedroom one having the en-suite. Terlings Park is a pretty development found on the outskirts of Gilston & Harlow, with Harlow Town Station being a 10-minute walk away and the A10 about a 5 minute drive.

Ground floor

First floor

Outside

Entrance Hall

Landing

Lounge

17' 2" x 11' 8"
(5.23m x 3.55m)

Bedroom 1

15' 1" x 11' 9"
(4.59m x 3.58m)

Study/ Playroom

10' 1" x 6' 8"
(3.07m x 2.03m)

En-suite

6' 7" x 5' 3"
(2.01m x 1.60m)

Kitchen/ Diner

23' 3" x 9' 3"
(7.08m x 2.82m)

Bedroom 2

12' 4" x 9' 3"
(3.76m x 2.82m)

Utility

6' 8" x 6' 3"
(2.03m x 1.90m)

Bedroom 3

10' 7" x 9' 3"
(3.22m x 2.82m)

W.C.

Bedroom 4

10' 2" x 7' 9"
(3.10m x 2.36m)

Bathroom

6' 5" x 6' 2"
(1.95m x 1.88m)

Rear garden, fully landscaped low maintenance, incorporating artificial turf with decked sitting area.

Home Office (Former Garage)

19' 0" x 9' 3"
(5.79m x 2.82m)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		