



Harlow's only family run
independent estate agent



Hobbs Cross Road, Hobbs Cross, CM17 0NN

**£600,000
Freehold**

'...A Deceptive Sized Character Cottage Offering A
Wealth Of Charm...'

**Four Bedrooms • Three Bathrooms • Council Tax: D • End of Terrace
• Five Receptions • EPC Rating: E • Private Septic Tank • Oil Central
Heating •**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

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THE PROPERTY

'...A Deceptive Sized Character Cottage Offering A Wealth Of Charm...'

This immaculately presented home offers a huge amount of flexibility due to its balanced internal layout. The cottage, (Not Listed!) has many period features throughout such as original brick fireplaces, log burner and exposed timbers. The ground floor configuration benefits from having a good size living room, a separate snug, large kitchen, separate dining room that leads into a conservatory, a study and separate downstairs W.C. The first floor boasts four bedrooms, two of which are ensuite with an additional separate third shower room. Outside the cottage enjoys having an enclosed front and side garden with brick-built outbuilding. The cottage is in Hobbs Cross which neighbours Churchgate Street which has a village shop, public house, church, primary school and highly regarded private school. The cottage is just a short drive from the larger town centre of Harlow with its mainline train station serving London Liverpool Street and Cambridge as well as shops for all your day-to-day needs, leisure and recreational facilities, primary and senior schools and much more. Epping is just a 15 minute drive and benefits from the Central Line underground tube station in to London. Only by internal viewing will this property be fully appreciated.

Ground floor

Living Room

15' 8" x 13' 9"
(4.77m x 4.19m)

Snug

8' 4" x 9' 3"
(2.54m x 2.82m)

Kitchen

10' 0" x 15' 6"
(3.05m x 4.72m)

Dining Room

10' 11" x 9' 2"
(3.32m x 2.79m)

Pantry

4' 9" x 6' 1"
(1.45m x 1.85m)

Wc

4' 8" x 3' 11"
(1.42m x 1.19m)

Study

8' 0" x 9' 2"
(2.44m x 2.79m)

Conservatory

14' 2" x 10' 1"
(4.31m x 3.07m)

First floor

First Floor
Landing

Bedroom One

14' 8" x 10' 4"
(4.47m x 3.15m)

Ensuite Bathroom

5' 7" x 5' 3"
(1.7m x 1.6m)

Bedroom Two

14' 5" x 7' 10"
(4.39m x 2.39m)

Ensuite Shower

4' 10" x 4' 8"
(1.47m x 1.42m)

Bedroom Three

13' 4" x 8' 4" (4.06m
x 2.54m)

Bedroom Four

11' 8" x 6' 6"
(3.55m x 1.98m)

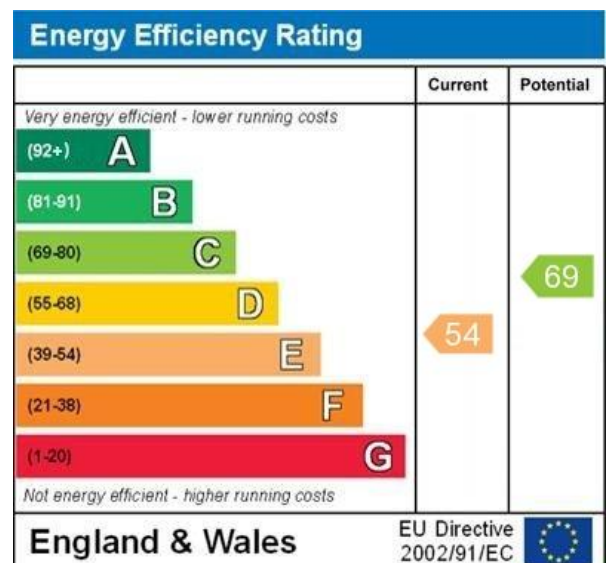
Shower Room

7' 0" x 4' 8"
(2.13m x 1.42m)

Outside

Parking
Parking on lane

Gardens
Front and side
gardens.



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