



Eastwick Cottage, 21 Gilston Lane, Gilston,
Hertfordshire, CM20 2RF

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Asking Price: £895,000
Freehold



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A truly stunning four-bedroom character home set within the popular village of Gilston close to the mainline train station benefiting from a 30-minute commute to London Liverpool Street. The property is surrounded by open farmland and woodland with stunning countryside views and comprises a porch, entrance hall, large living room, kitchen/breakfast room, dining room, utility room and a cloakroom. On the first floor there are four double bedrooms and two bathrooms.

Outside to the front is a pretty landscaped garden and driveway parking for at least four cars. The rear garden is approximately 0.5 of an acre and has been specifically designed to be easily maintained with various flowering shrubs and bushes. There is also a good-sized workshop with light power which could be used a home office.

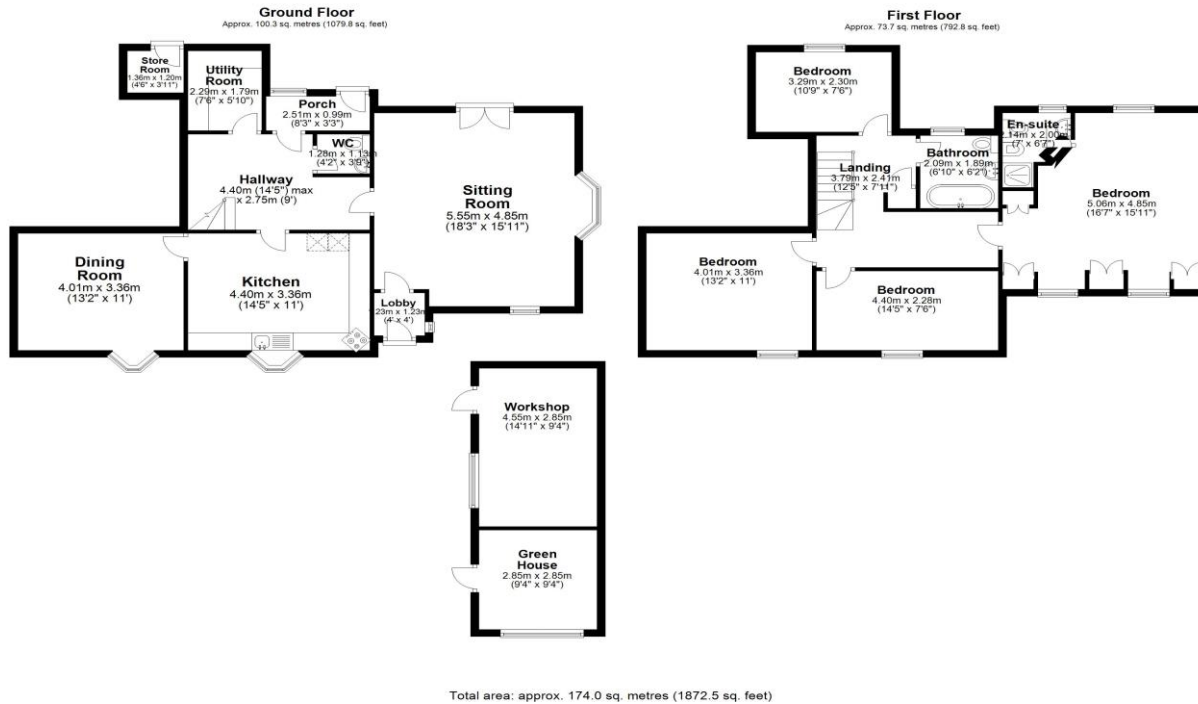
Council Tax Band F. EPC Rating F.



Stunning 4 Bedroom Character Family Home
Property Dates Back to 1852
2 Bath/Shower Rooms
Pretty Landscaped Gardens Around 0.5 Of an Acres
Driveway Parking
Popular Semi Rural Location
Close to Train Station
Council Tax Band F
EPC Rating F

ADDITIONAL INFORMATION

Gilston is a village in East Hertfordshire, located a little over one mile north of the town of Harlow with its hospital, shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants. Gilston is to benefit from £500m investment in local infrastructure which will include new schools and healthcare facilities.



- Porch** 8'3" x 3'3" (2.51m x 1m)
- Entrance Hall** 14'5" x 9' (4.4m x 2.74m)
- Kitchen & Breakfast Room** 14'5" x 11' (4.4m x 3.35m)
- Utility Room** 7'6" x 5'10" (2.29m x 1.78m)
- Dining Room** 13'2" x 11' (4.01m x 3.35m)
- Living Room** 18'3" x 15'11" (5.56m x 4.85m)
- Garden Room** 8'4" x 4'9" (2.54m x 1.45m)
- Downstairs WC** 4'2" x 3'9" (1.27m x 1.14m)
- Bedroom** 16'7" x 15'11" (5.05m x 4.85m)
- Ensuite** 7' x 6'7" (2.13m x 2m)
- Bedroom** 13'2" x 11' (4.01m x 3.35m)
- Bedroom** 14'5" x 7'6" (4.4m x 2.29m)
- Bedroom** 10'9" x 7'6" (3.28m x 2.29m)
- Family Bathroom** 6'10" x 6'2" (2.08m x 1.88m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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