



Pye Corner | | Gilston | CM20 2RB

Offers In Excess Of £370,000

 clarknewman

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A UNIQUE TWO/THREE BEDROOM END TERRACE PERIOD COTTAGE situated in the picturesque village of Gilston. The property has been recently re-furbished and benefits from tasteful decor throughout. The ground floor offers a modern fitted kitchen with a range of wall and base units, open-plan living to a cosy living room and large bathroom suite. The first floor offers two good sized double bedrooms with built in wardrobes with the main bedroom offering access to the second floor with a generously sized loft room (currently being used as a dressing room). The private rear garden offers the perfect balance between lawn and patio with storage. There is also potential to extend subject to planning permissions. Viewings highly advised.

- Two/Three Bedrooms
- Immaculate Throughout
- Council Tax Band: C
- End Terrace Cottage
- Sought After Location
- EPC Rating: E

Front

Communal parking. Front door and side door with access to garden.





Entrance Hall

UPVC double glazed front door, radiator to wall and storage cupboard with plumbing and space for appliances.

Kitchen

11'5" x 10'5" (3.48 x 3.18)

A modern fitted kitchen with a range of wall and base units with integral oven and hob with extractor fan above, space for fridge freezer, plumbing for dishwasher and sink and drainer. Open plan living to the Lounge. Stairs to the first floor.

Lounge

11'6" x 12'3" (3.51 x 3.73)

Cosy living room with UPVC double glazed window and front door, electric log burner and storage cupboard.

Bathroom

6'10" x 10'2" (2.08 x 3.1)

Large family bathroom suite offering large shower with thermostatic control and separate bath, white toilet and vanity sink. Radiator to wall, extractor fan and UPVC double glazed window.

Bedroom One

9'4" x 9'4" (2.84 x 2.84)

A double bedroom with built in wardrobes, UPVC double glazed window and radiator to wall. Stairs to loft room.

Bedroom Two

10'4" x 8'5" (3.15 x 2.57)

Double bedroom with built in wardrobes, UPVC double glazed window and radiator to wall.

Loft Room

9'5" x 12'1" (2.87 x 3.68)

Currently being used as a dressing room. Storage in eaves.





Garden

Private rear garden with patio, lawn offering ample entertaining space. Storage shed and access to front.

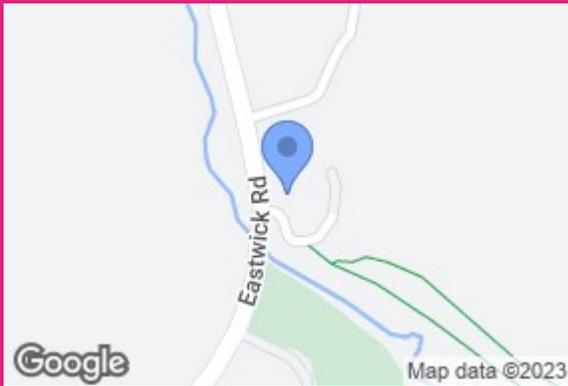
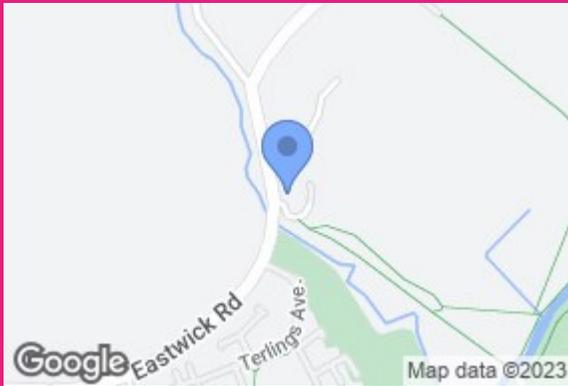
Local Area

Pye Corner is located in the sought after village of Gilston and is situated a short walk away from countryside pubs and great for walks along the river. The property boasts easy access to Harlow Town Train Station (20 minute walk) and the A414/A10.

Agents Notes

The central heating is served by oil tank and boiler. The property has potential to extend the second storey of the property (above the bathroom) subject to planning permissions. Plans were drawn and approved but have since expired. Web link available.





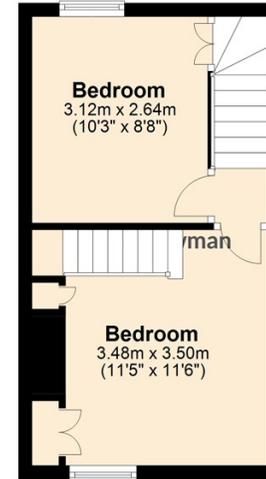
Ground Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



First Floor

Approx. 23.5 sq. metres (253.0 sq. feet)



Second Floor

Approx. 10.3 sq. metres (111.4 sq. feet)



Total area: approx. 67.4 sq. metres (725.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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