



1 Vine Grove, Gilston, CM20 2RE  
Asking Price £685,000



**Lanes**  
ESTATE AGENTS

# 1 Vine Grove, Gilston, CM20 2RE

**\*\*Previously a Four Bedroom property but re-designed & refurbished by its current owners\*\*** This beautifully designed and spacious three-bedroom semi-detached family home is located in the sought-after area of Gilston, and enjoys stunning views of open countryside.

The property has been extensively renovated and reimagined by the current owners, featuring a stylish stepped lounge and dining area with bi-fold doors that open onto a delightful rear garden. Double doors lead into a modern kitchen/breakfast room with a central island, complemented by a separate utility room and a convenient downstairs cloakroom.

Upstairs, you'll find three generously sized double bedrooms, including a main bedroom with a walk-in wardrobe. The luxurious family bathroom boasts both a separate bathtub and a double shower which has been reconfigured from the fourth bedroom.

The exterior offers a spacious rear garden with an outbuilding that has its own power supply, ideal for use as a home office, studio, or gym. Additionally, the property benefits from an integral garage, which provides options for storage or the potential for further internal accommodation and off street parking for multiple cars.

Perfectly positioned for commuters, this home is under a mile ( four minutes ) from Harlow Town station, offering direct access to Liverpool Street. Families will appreciate the proximity to excellent schooling options.

The vendors have already secured a chain-free property, so don't delay contact Lanes today to arrange an immediate viewing!



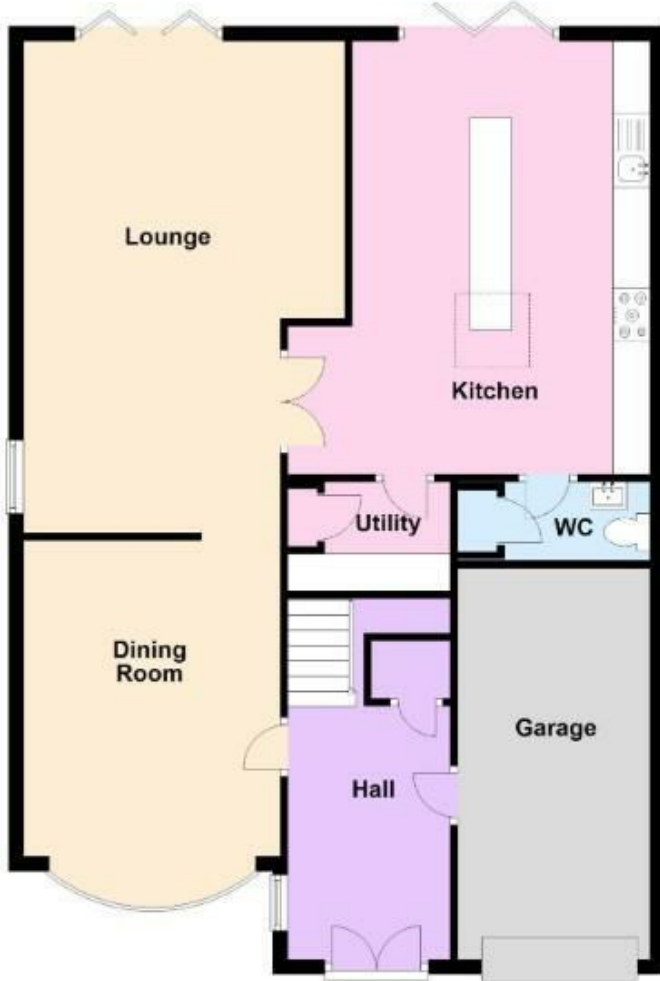
<b>Hallway</b>	10 x 5'7 (3.05m x 1.70m)
<b>Dining Area</b>	11 x 11'7 (0.33m x 3.53m)
<b>Lounge</b>	36'3 x 14'3 max (11.05m x 4.34m max)
<b>Kitchen / Breakfast Room</b>	18'7 x 11'7 max (5.66m x 3.53m max)
<b>Utility Area</b>	6 x 5'5 (1.83m x 1.65m)
<b>Downstairs WC</b>	
<b>Landing</b>	17'3 x 8'4 (5.26m x 2.54m)
<b>Bedroom One</b>	12'5 x 10'7 (3.78m x 3.23m)
<b>Walk in Wardrobe</b>	6'1 x 5'2 (1.85m x 1.57m)
<b>Bedroom Two</b>	11'4 x 8'1 (3.45m x 2.46m)
<b>Bedroom Three</b>	10 x 8'4 (3.05m x 2.54m)
<b>Family Bathroom</b>	
<b>Outside area</b>	
<b>Outbuilding with Power / Lighting</b>	
<b>Integral Garage</b>	15'7 x 8'3 (4.75m x 2.51m)





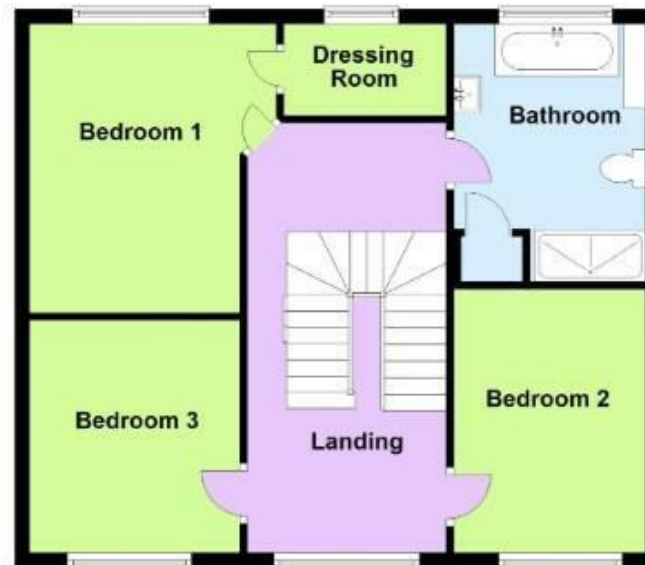
### Ground Floor

Approx. 101.1 sq. metres (1067.8 sq. feet)



### First Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 160.9 sq. metres (1731.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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