



SIMPLY HOMES

Johnston Street

Gilston CM20 2FY
Price Guide £650,000



Johnston Street

Gilston CM20 2FY

Summary:

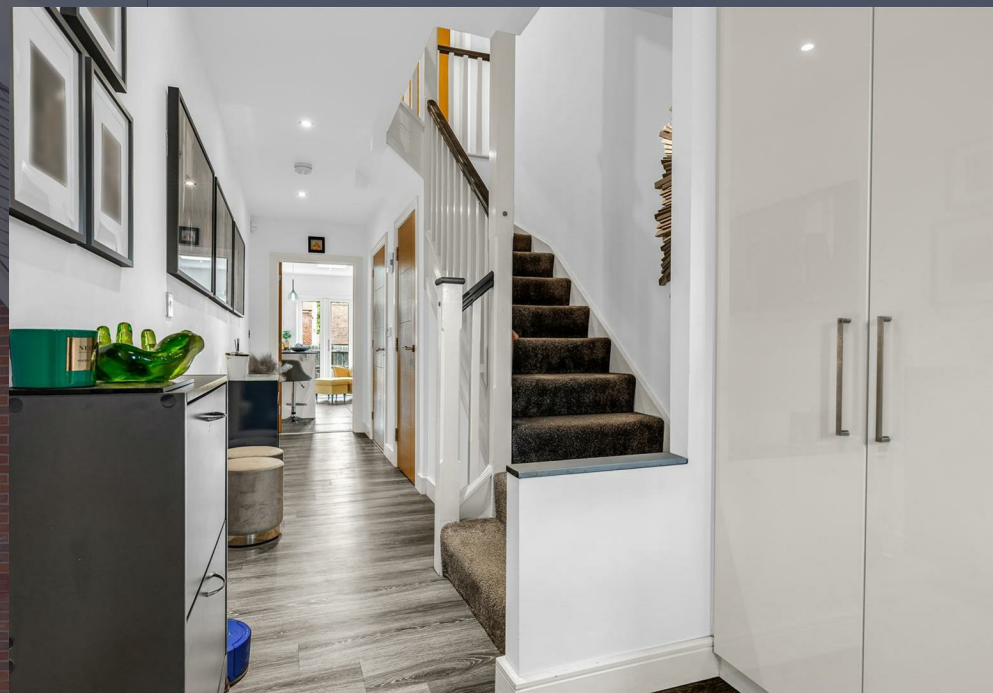
Simply Homes are delighted to bring to the market this absolutely outstanding six bedroom, three bathroom detached family home on the exclusive and highly desirable Terlings Park development in Gilston situated just 10 minutes walk from the Station which has quick links into London's Liverpool Street. This property is presented in first class condition inside and out and offers spacious and versatile accommodation arranged over three floors, with air conditioning on the upper floors and an EV charger at the end of the driveway, as well as off-street parking and a very cool pod style room set within the rear garden that is just perfect for a home office. There is all the space you will ever need, with ample opportunity to repurpose some of the bedrooms into alternate roles to really ensure this fabulous house fully supports the lifestyles of every member of your family. Combined with the semi-rural yet ultra convenient location, the facilities in this house create an absolutely compelling proposition not to be missed.

Accommodation:

The attractive front door is set beneath a neat protective tiled roof porch that extends across from the bay window to the front of the living/dining room, offering a nice visual appeal as well as useful weather protection to the entrance. Once inside there is a spacious entrance hall that flows back through the house, with multiple storage cupboards along its length as it passes the living/dining room, stylish galleried staircase and a well placed guest cloakroom, before it opens through the door at the far end into the substantial kitchen/breakfast room. The clever design of the house allows a fabulous extended view right from the front door, through the kitchen/breakfast room and out into the garden beyond, creating a bright and welcoming place in which to receive your guests. Some of the ground floor is designed to be open plan, which achieves a smooth and easy flow around the house, linking directly to each other and out into the entrance hall, with these spaces also nicely balanced by other separate rooms, allowing a good mix of facilities to support your busy day to day lives.

The living/dining room is a substantial room by any measure at nearly twenty-four feet long. Despite its great size it is amply lit along its whole length thanks to a superb bay window at the front, complete with elegant wooden shutters, and the open connection to the light flooded kitchen/breakfast room at the rear. There is more than enough space for the room to fulfil its dual roles, with a state of the art media centre built into the wall at the living room end, offering a perfect situation for a flat screen TV and sound bar, along with a superb flame effect fire integrated beneath. The room comfortably accepts multiple sofas and chairs towards the bay window, leaving ample space at the other end of the room for a generous dining table and chairs before the ideally placed dining area merges into the adjoining kitchen/breakfast room.

The kitchen/breakfast room is an absolute design triumph, offering a large well balanced space that is flooded with natural light from the two sets of glazed french doors to the rear, further supplemented by two rectangular roof lanterns placed into the ceiling. The more than ample space on offer has allowed the designer of the room to be generous with the configuration, creating a superb working kitchen but also a brilliant family social space. This room is sure to quickly become the hub and beating heart of this wonderful family home. There is a comprehensive array of stylish gloss white handle-free wall and floor mounted cabinets mounted around the outside walls, along with a glorious 'L' shaped island at the centre, which combine to offer a huge amount of storage and food preparation worktop area, with an added bonus of a four seater breakfast bar. Integrated within the cabinets and island is a full collection of appliances from the very best manufacturers, including multiple ovens, an inset hob with smart suction extractor, a microwave, wine cooler and a coffee maker. This kitchen is living proof of what can be achieved with a deep understanding of its practical needs combined with a great eye for design. The remainder of the room is left as an open floor area for you to configure and furnish however you wish, with a lovely situation looking out through the french doors into the rear garden.







Double doors open from the rear corner of the kitchen/breakfast room into the similarly rear facing study/office. This is a room of a good size and a virtually square shape that makes all of the space really usable. Bi-fold doors open straight out onto the rear patio and here is a fabulous roof lantern set in the ceiling. Ideal as a comprehensive work from home facility, this room also has the space and situation to excel in any number of other roles. Playroom, gym, teenage hang out space, TV room, games room, the list is almost endless and the choice is yours to make. This house really has a virtually unlimited flexibility built into it, with six good sized bedrooms upstairs you can be sure that there is a way to format this house to meet your needs completely.

Adjoining the study/office and accessed through a door from the front corner of the kitchen/breakfast room is the family room. Another large room at just under nineteen feet long, and with plentiful light flowing through the large front facing window, this room works in close harmony with the rest of the ground floor to provide a separate private space when required. Currently configured as a TV/cinema/music room complete with ceiling mounted projector, it certainly meets the brief of the ultimate family room and has the size and shape to do exactly the same for you and your family.

Up on the first floor is a lovely galleried landing that leads to three double bedrooms and a study/bed four. Two of the bedrooms boast luxury en suite shower rooms, with one of them also benefiting from a walk in dressing room. The second floor contains two more double bedrooms, both of which have substantial fitted wardrobes. Intelligent design has placed the second floor Jack and Jill bathroom, complete with a shower and screen fitted over the bath, in between the two bedrooms so they can both access it en suite in a Jack & Jill arrangement. Air conditioning has been installed to cool the first and second floors.

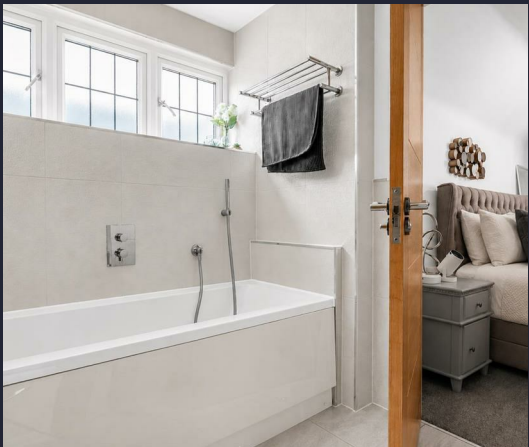
Exterior:

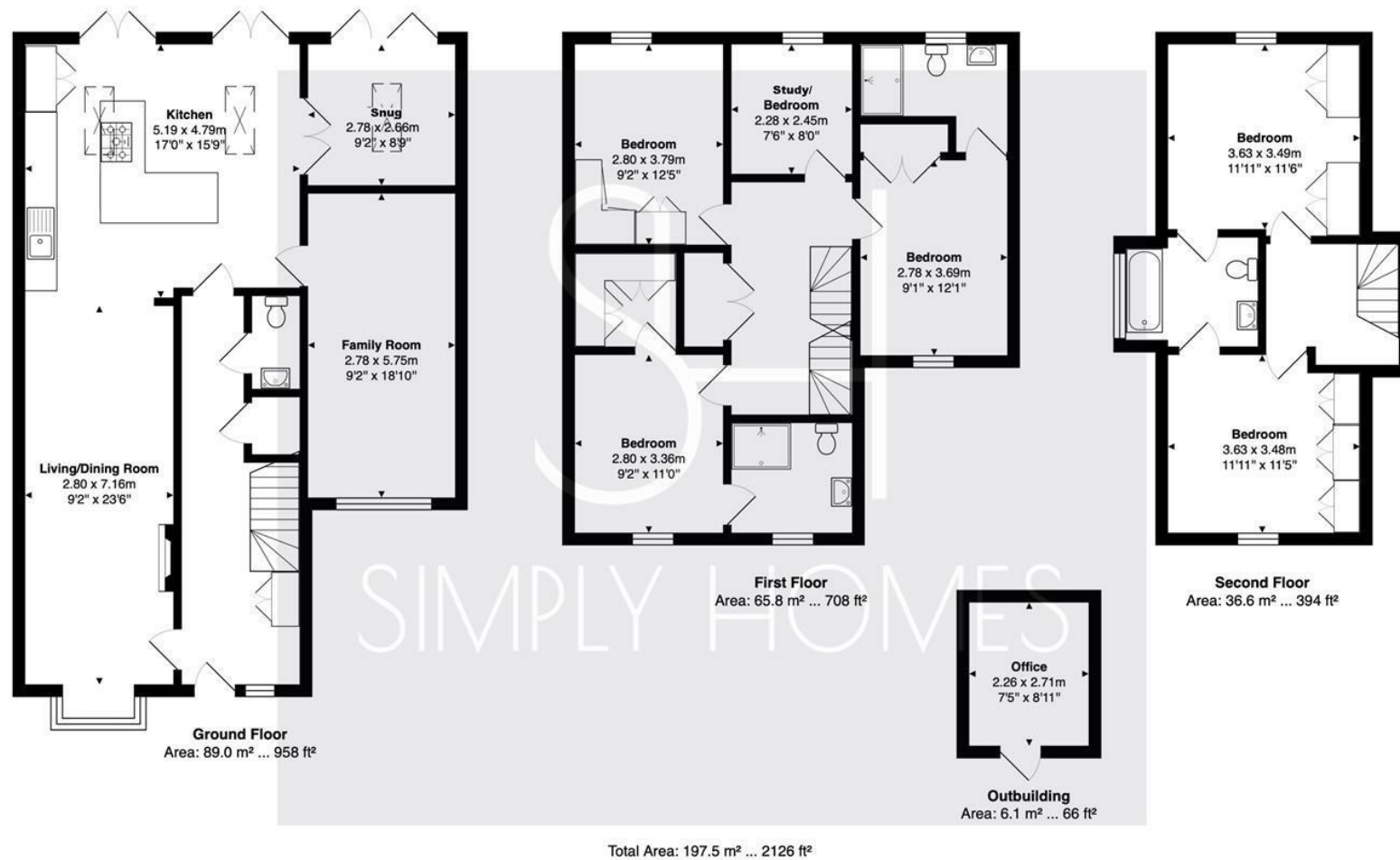
This is an attractive house with elegant proportions creating plenty of kerb appeal. Placed along a quiet residential cul-de-sac with a communal open space opposite there is a nice open feel to the location. There is off-street parking with an EV charger fitted alongside the driveway, and a useful secure gated entrance leads along a pathway from the front to the rear of the house, which is ideal for pets and small children as it is fully secure and enclosed. To the rear is a good sized garden with a paved patio running the full width of the house, neatly linking the access points in the kitchen/breakfast room and study/office. The patio is comfortably large enough for outdoor casual seating and dining furniture and leads to an area of all weather decking that serves the garden room. This is in a modern pod style, sits unobtrusively into the rear corner of the garden and offers multiple potential uses according to your wishes. The garden is presented in a neat low maintenance format with a high quality artificial grass lawn at the centre and raised beds running around two of the boundaries that are ready for some creative planting. It has a fabulous open aspect and is a super place to spend time with the family and for entertaining guests.

Location:

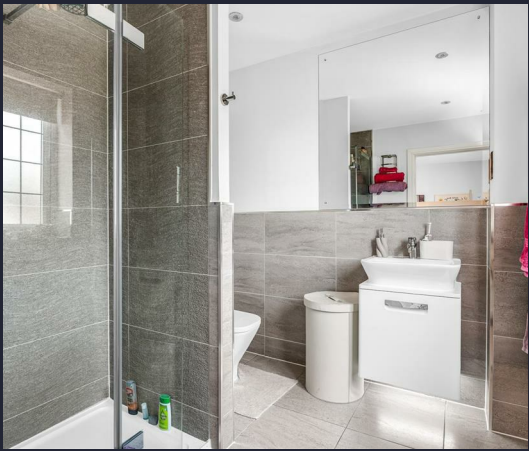
The house is set within the exclusive Terlings Park development, which is located within the village of Gilston just a few minutes from the bustling town of Harlow which offers a wealth of amenities including pubs, restaurants and shops as well as a mainline train station offering speedy travel into central London. The county town of Hertford is just ten minutes away by car, with Stansted airport a mere twenty minutes and there are easy road links nearby via the A414 and A10.













SIMPLY HOMES

115-116 Fore Street | Hertford | SG14 1AF | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

