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61-63 Churchgate Street, Harlow, CM17 0JT

Offers in excess of £600,000

Brook Cottage is a unique five-bedroom period home created by combining two cottages to provide spacious, character-filled accommodation in the heart of historic Churchgate Street. Surrounded by some of Old Harlow's oldest properties, it offers village charm with excellent access to schools, transport and amenities.

The property opens into a bright kitchen-diner overlooking the front garden and countryside beyond, with a second aspect onto a secluded patio ideal for outdoor dining. The Shaker-style kitchen features oak worktops, integrated appliances and ample storage, while a light-filled utility room provides direct access to the patio.

A particular highlight is the impressive studio created from the former outbuildings. With French doors, a separate entrance and its own wet room, this versatile space is ideal as a home office, gym, games room, creative studio, teenage retreat or guest accommodation, and offers potential for a home business (subject to any necessary

Living room 14'6" x 10'11" (4.44 x 3.33)

Living room 11'6" x 10'11" (3.51 x 3.33)

Dining room 12'4" x 11'11" (3.76 x 3.64)

Kitchen 11'8" x 11'11" (3.56 x 3.64)

Utility Room 9'4" x 7'8" (2.87 x 2.36)

Studio 16'9" x 9'4" (5.12 x 2.87)

Bedroom 12'2" x 10'11" (3.71 x 3.33)

Bedroom 11'8" x 10'11" (3.56 x 3.33)

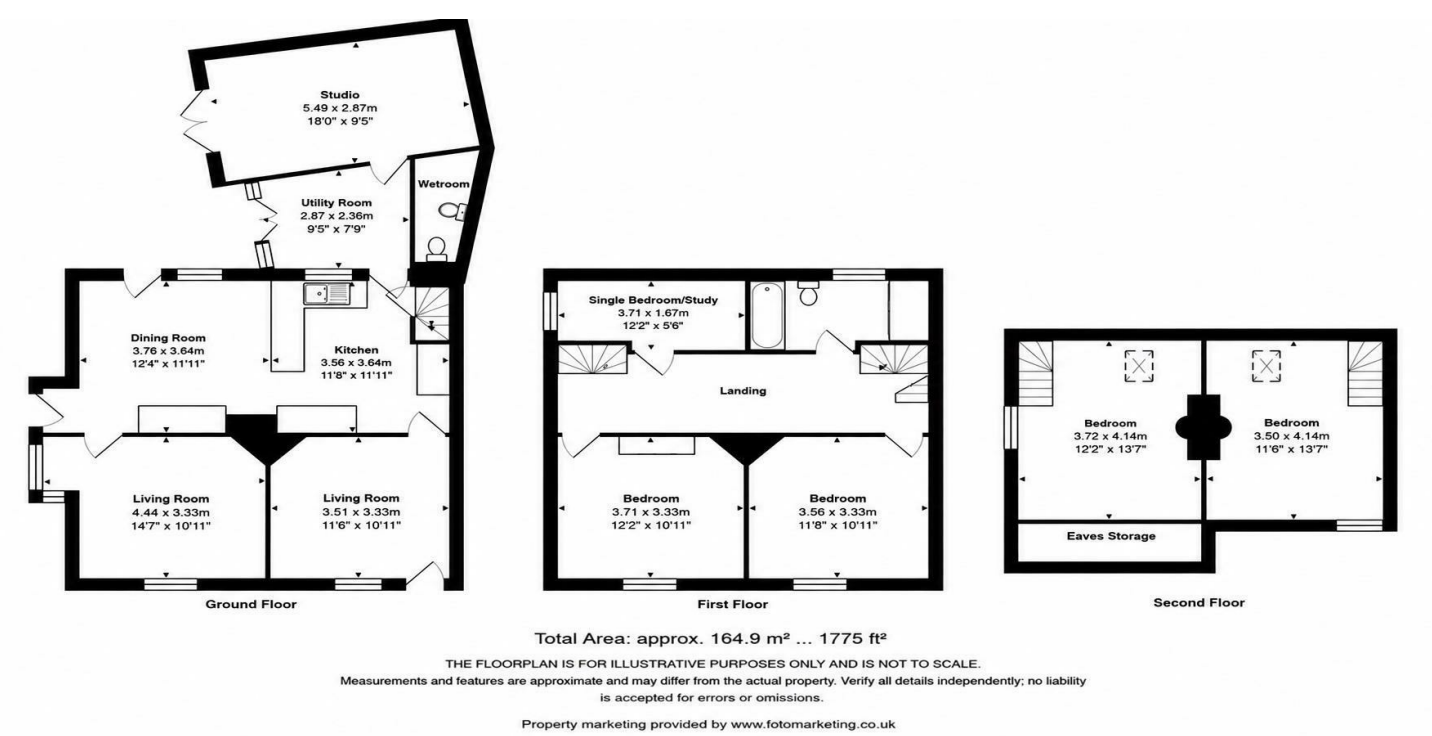
Single bedroom/study 12'2" x 5'5" (3.71 x 1.67)

Bedroom 12'2" x 13'6" (3.72 x 4.14)

Bedroom 11'5" x 13'6" (3.50 x 4.14)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

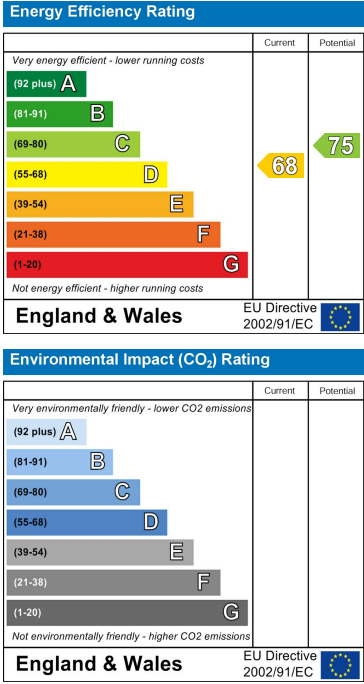
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.