



Bowlby Hill, Gilston
4 Bedroom House

Intercounty





Extended and modernised throughout this beautifully presented property offers three floors of accommodation and occupies one of the best plots within the sought after Terlings Park development. This property is perfect for families and professionals alike as not only is it in a convenient location, but its tasteful and high standard décor really makes it stand out from the rest.

The downstairs layout is extremely practical and well thought out – a light and airy hallway welcomes you and flows nicely on to a study/ snug, a separate cosy and aesthetic lounge perfect for unwinding and relaxing, a convenient w/c, and a practical cloakroom. To the rear, the heart of the home features a beautifully light and luxurious open plan kitchen and dining space consisting of a breakfast bar, built in appliances and bi fold doors opening out onto the garden – perfect for family living and entertaining. This space is also complemented by a separate utility room for added practicality.



The first floor offers a luxurious family bathroom and three double bedrooms all of which have ample built in wardrobes offering plenty of storage space. The principal bedroom is a generous size and benefits from a built-in dressing room/ walk in wardrobe and a well-appointed en-suite bathroom. All bedrooms also contain air con units for added comfort all year round.

The top floor includes another double bedroom and alongside a stunning bathroom. The use of skylights on this floor beautifully enhances the space and creates a lovely bright and airy feel.

Council Tax Band F & EPC Band C.

Guide Price
£675,000 - £725,000

Outside to the rear of the property the garden is well presented and low maintenance which keeps it looking pristine all year round featuring an artificial lawn and a raised patio area - ideal for outdoor seating and furniture.

This property also benefits from a fully converted garage accessible from the garden offering a separate private space that can be utilised for multiple reasons, such as an office, gym, summer house etc.

There is driveway parking for multiple cars round the back of the property.

Additional Information.

Gilston is a village in East Hertfordshire surrounded by rolling countryside with open fields and woodland, with its own village Inn. The village is located with easy access to M11 and mainline train services into London. The market towns of Hertford, Ware and Bishop's Stortford are within a convenient drive, all of which offer further shopping, schooling, and recreational amenities.









My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.



Tom Ritchie



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IntercountyEA

Listed by



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Bowlby Hill

Approximate Gross Internal Area = 1526 sq ft / 141.7 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 30 sq ft / 2.8 sq m
Garden Room = 223 sq ft / 20.7 sq m
Total = 1779 sq ft / 165.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Property Details

4 Double Bedroom Detached Property
Luxurious Open Plan Kitchen/Dining Room
Utility Room
3 Bath/Shower Rooms
Air Con & Built-In Wardrobes to Bedrooms
Practical Layout
Low Maintenance Garden
Driveway & Additional Parking
Sought After Development
Council Tax Band F & EPC Band C

Tenure - Freehold

30 Bowlby Hill, Gilston, Harlow,
Hertfordshire, CM20 2FZ

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