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61-63 Churchgate Street, Harlow, CM17 0JT

Guide price £600,000

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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

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

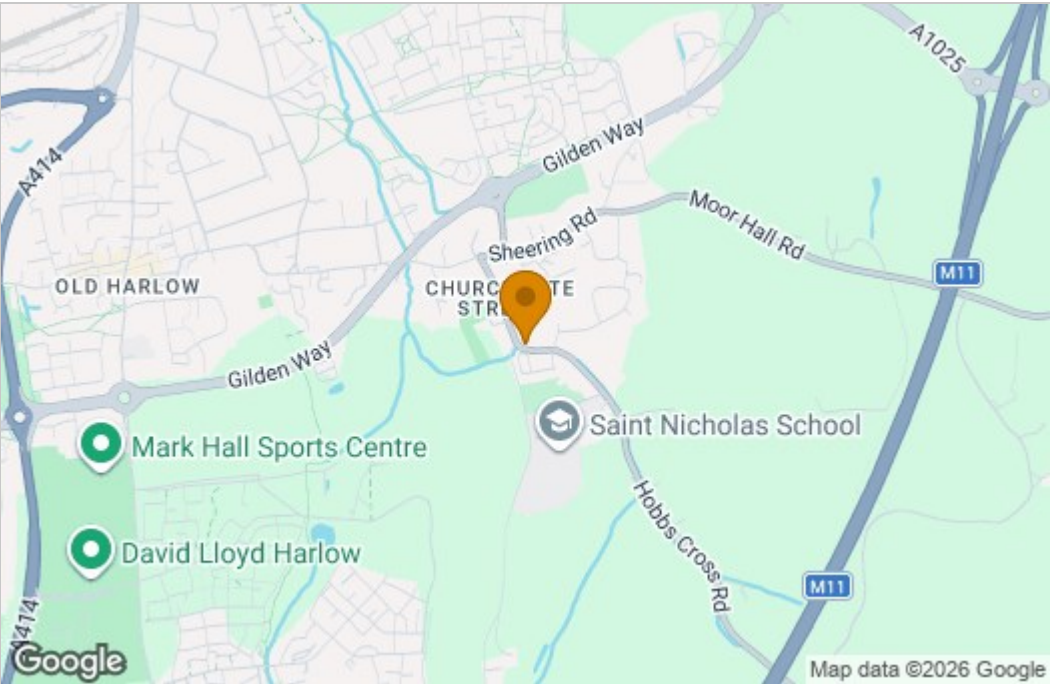


Total Area: approx. 164.9 m² ... 1775 ft²

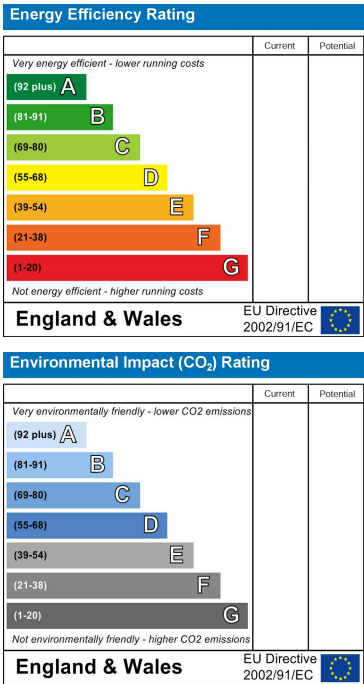
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Area Map



Energy Efficiency Graph



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