

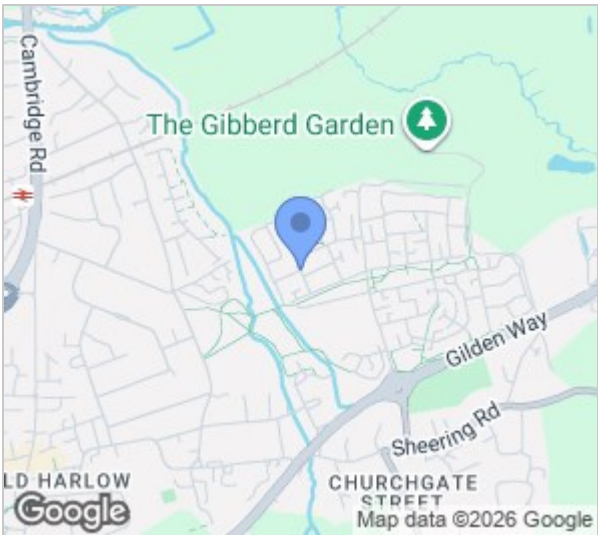
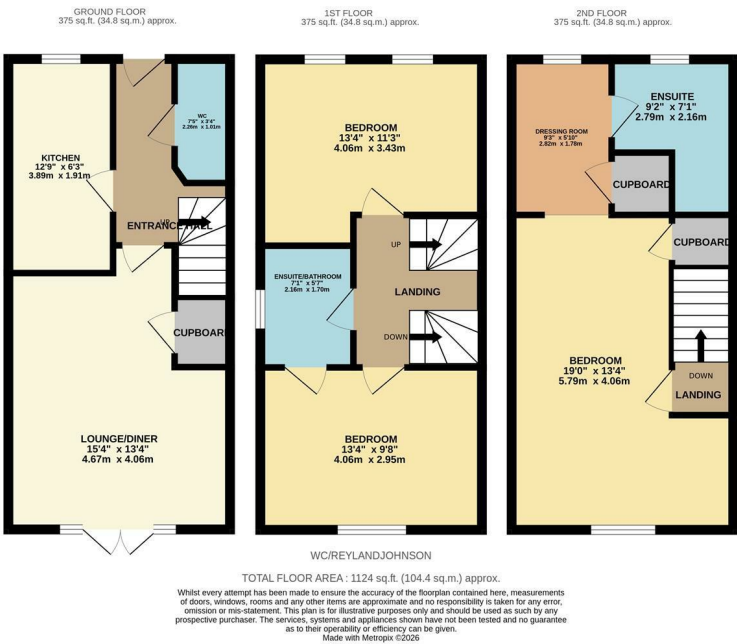


Wagtail Crescent, Old Harlow, CM17 0SQ
£475,000



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Offered with NO ONWARD CHAIN is this well presented, three double bedroom, semi detached family home located in the highly desirable Gilden Park Development and overlooks a small park. As you enter there is a hallway leading to a large lounge/diner, a modern kitchen with a range of wall and base units and integrated appliances and a cloakroom/WC, whilst upstairs there are two double bedrooms, one of which has access to a "jack and jill" style en-suite/family bathroom. The entire top floor is the master suite and includes a large bedroom and snug area, a dressing room and an en-suite with beautiful views. Outside, the rear garden is mainly laid to lawn with a patio area, shed and side access out to the driveway. Wagtail Crescent is located just off Old Oak Way, within easy access of local shops, schools, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is within 20 minute drive. Please note there is an estate charge with this property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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