

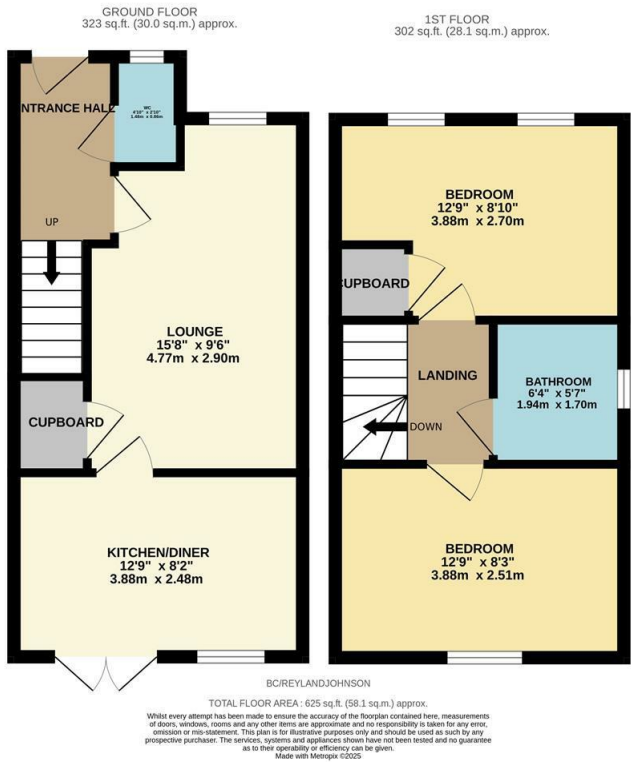


Brambling Crescent, Gilden Park, CM17 0GF
£375,000



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Located in the highly desirable Gilden Park Development is this immaculately presented, two double bedroom home with a landscaped rear garden and driveway for two vehicles. Inside there is a bright entrance hallway leading to a lounge, modern kitchen/diner with a range of fitted wall and base units with integrated appliances and a cloakroom/WC, whilst upstairs there are two double bedrooms and a family bathroom with a white three piece suite. The beautiful rear garden is tiered with a blend of artificial lawn, patio and decked areas, with a shed and side access leading out to the front where there is a driveway. Brambling crescent is located at the top of Gilden Park, just off Wagtail Crescent, with excellent local schools, shops, open fields, Harlow Mill Train Station and the M11 junction all close by. Please note there is an estate charge with this development.



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		97	(92 plus) A		
(81-91) B			(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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