

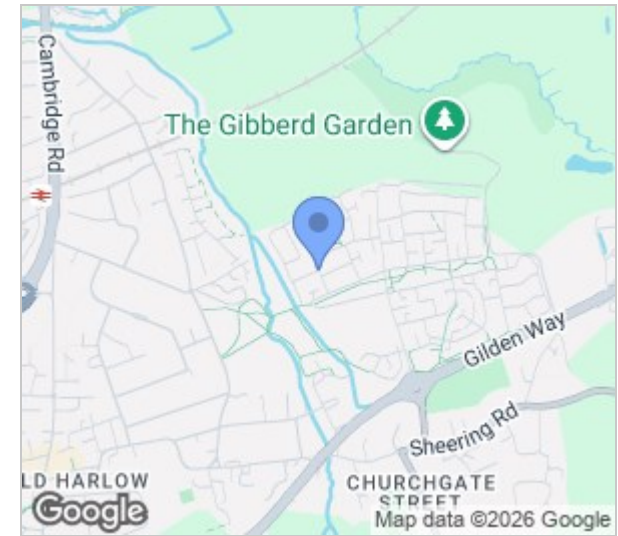


Wagtail Crescent, Old Harlow, CM17 0SQ  
£475,000

3 2 1 B

# Wagtail Crescent, Old Harlow, CM17 0SQ

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.



WC/REYLANDJOHNSON  
TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	95		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk