



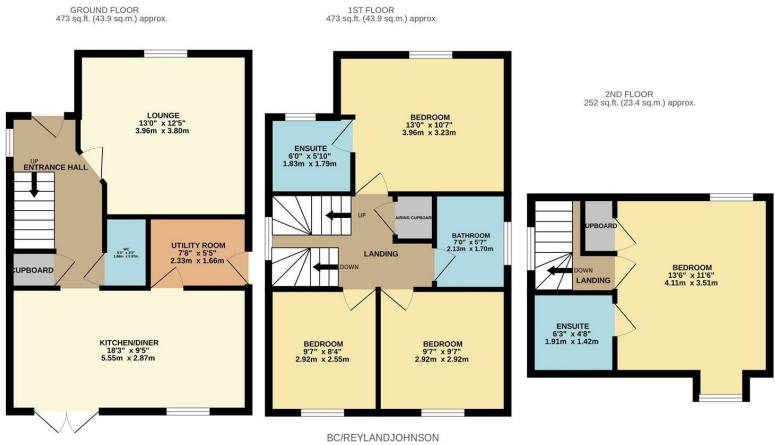
Brambling Crescent, Old Harlow, CM17 0GF
Guide Price £500,000

 4  3  2  B

Brambling Crescent, Old Harlow, CM17 0GF

Guide Price £500,000 to £525,000

Located in the highly desirable Gilden Park development, overlooking a small green and playground is this immaculate four double bedroom family home, with TWO EN-SUITES. As you enter there is a hallway leading to a large lounge, a beautiful kitchen/diner with a range of fitted wall and base units with integrated appliances, a matching utility room and a cloakroom/WC. Upstairs there are three bedrooms with an en-suite to the largest one, plus a family bathroom with a white three piece suite, whilst on the top floor is the large master bedroom, with fitted wardrobes and a further beautiful en-suite. Outside the rear garden is mainly laid to lawn with a patio area, shed and side access leading out to the driveway for two cars. Brambling Crescent is located 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.



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

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

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