



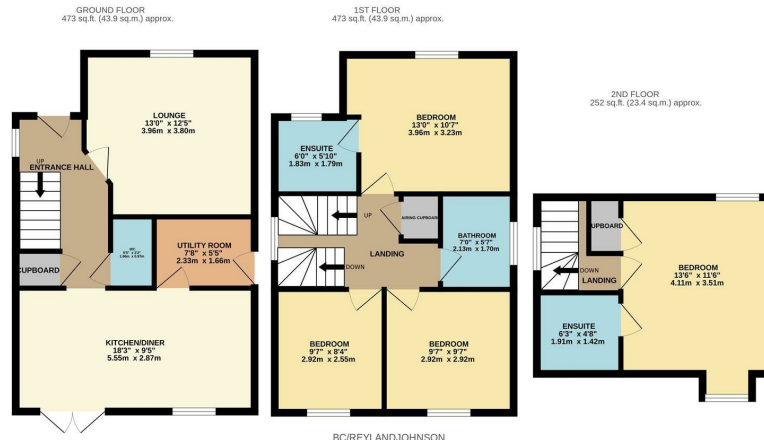
**Brambling Crescent, Old Harlow, CM17 0GF**  
**Guide Price £520,000**

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# Brambling Crescent, Old Harlow, CM17 0GF

**\*\*Guide Price £520,000 to £535,000\*\***

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.



**TOTAL FLOOR AREA:** 1198 sq.ft. (111.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>84</b>	<b>94</b>
England & Wales	EU Directive 2002/91/EC		

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

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