



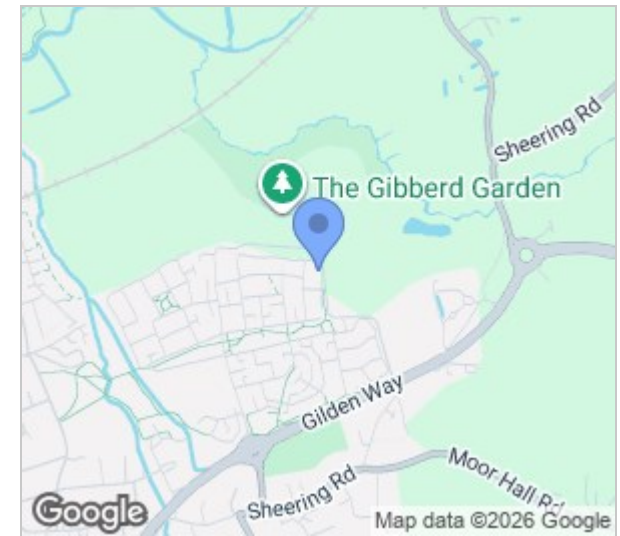
Kestrel Close, Old Harlow, CM17 0GQ  
Guide Price £550,000

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# Kestrel Close, Old Harlow, CM17 0GQ

\*Guide Price £550,000 to £575,000\*

Located in a beautiful, quiet cul-de-sac is this four bedroom detached family home, with a detached double car port and a west facing garden. As you enter there is a hallway leading to a bright lounge, and large, modern kitchen diner with a range of fitted wall and base units with some integrated appliances, a matching utility room, plus a cloakroom/WC. Upstairs there are four bedrooms, with an en-suite to the master and a modern family bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with a patio area and side access leading out to the driveway and double car port. Kestrel Close is located in the top corner of Gilden Park, just off Sandpiper Road, 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 development.



KC'REYLANDJOHNSON  
 TOTAL FLOOR AREA - 1173 sq.ft. (109.0 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			
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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