



Wagtail Crescent | Gilden Park | Old Harlow | CM17 0SQ

Offers In Excess Of £539,000



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A WELL KEPT FOUR DOUBLE BEDROOM DETACHED HOUSE with driveway and two-car garage. The ground floor comprises of a spacious lounge, WC and modern fitted kitchen diner with double doors leading into garden. The first floor benefits from two double bedrooms, an en-suite shower room and family bathroom. The top floor features a further two double bedrooms and shower room. The South facing rear garden is mostly laid to lawn with patio, decking and raised beds. Viewings advised.

- Four Double Bedrooms
- Detached House
- Driveway & Garage
- Nearly New
- Council Tax Band: F
- EPC Rating: B

Front

Front garden with established plants and shrubs. Pathway leading to front door. Driveway to rear with space for multiple cars and access into 2-car garage via up and over door.

Entrance Hall

Composite door to front. Two useful storage cupboards. Radiator to wall. Stairs to first floor. Internal doors to living room, kitchen and WC.

Living Room

16'3" x 10'4" (4.95m x 3.15m)

Three UPVC double glazed windows across two aspects providing plenty of natural light. Radiator to wall. Integral TV points. Internal door to entrance hall.





Kitchen Diner

16'3" x 10'3" (4.95m x 3.12m)

Three UPVC double glazed windows across two aspects, UPVC double glazed French doors into garden. Radiator to wall. Modern fitted kitchen with a range of wall and base units and integral appliances consisting of fridge freezer, dishwasher, washing machine, electric oven and gas hob with cooker hood above. Internal door to entrance hall.

WC

3'1" x 6'3" (0.94m x 1.91m)

UPVC double glazed window, radiator to wall. White WC and sink to wall.

First Floor Landing

UPVC double glazed window to rear aspect. Stairs to ground floor and second floor. Radiator to wall. Airing cupboard. Internal doors to two bedrooms and family bathroom.

Bedroom One

12'0" x 10'7" (3.66m x 3.23m)

Three UPVC double glazed windows across two aspects providing plenty of natural light. Radiator to wall. Internal doors to landing and en-suite.

Ensuite

5'1" x 7'8" (1.55m x 2.34m)

UPVC double glazed window, radiator to wall. Part tiled suite comprising of white WC, pedestal sink and double shower cubicle with thermostatic shower. Extractor fan and shaver socket to wall. Internal door to bedroom.

Bedroom Two

9'9" x 10'5" (2.97m x 3.18m)

Three UPVC double glazed windows across two aspects providing plenty of natural light. Radiator to wall. Internal door to landing.

Family Bathroom

6'6" x 6'11" (1.98m x 2.11m)

UPVC double glazed window. Radiator to wall. Part tiled suite comprising of white WC, pedestal sink and bath. Extractor fan. Internal door to landing.



Second Floor Landing

UPVC double glazed window over stairs. Radiator to wall. Internal doors to two bedrooms and shower room.

Bedroom Three

12'0" x 10'6" (3.66m x 3.20m)

UPVC double glazed window to side aspect and Velux window in roof. Radiator to wall. Internal door to landing.

Bedroom Four

12'0" x 10'3" (3.66m x 3.12m)

UPVC double glazed window to side aspect and Velux window in roof. Radiator to wall. Internal door to landing and shower room.

Top Floor Shower Room

4'5" x 7'1" (1.35m x 2.16m)

Jack & Jill bathroom comprising of white WC, pedestal sink and shower cubicle with thermostatic shower. Radiator to wall. Internal doors to bedroom and landing.

Garden

South facing rear garden laid to lawn with patio, decking, pergola and raised beds. Exterior tap and power socket. Timber gate out to driveway and garage.

Garage

23'2" x 10'0" (7.06m x 3.05m)

Two-car garage with lighting and power sockets. Up and over door to driveway.

Local Area

Wagtail Crescent is situated in the popular new development of Gilden Park, on the outskirts of Harlow and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction. Within Gilden Park there is a primary school, sports/community hall and commercial units all under construction. There is now a bus route with links to Harlow Town Centre.

Agents Note

Built-in 2020 this property is still well within the initial 10-year NHBC new build warranty. There is also an estate charge payable of around £60-80 every six months.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(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	

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