

BRANOC'S
ESTATES



10 HIGHCLERE ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £575,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

Floor Plan



This energy rating has been made to ensure the accuracy of the data. The energy rating is based on the information provided in the Energy Performance Certificate (EPC) and is not a guarantee of the energy performance of the property. The energy rating is based on the information provided in the EPC and is not a guarantee of the energy performance of the property. It is based on the information provided in the EPC and is not a guarantee of the energy performance of the property. Made with Energy 2024.

Accommodation

- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- POTENTIAL FOR LOFT CONVERSION
- DESIRABLE LOCATION
- CLOSE TO VILLAGE GREEN AND NEARBY 100' ACRE PARKLAND
- EASY ACCESS TO A120
- KITCHEN/BREAKFAST ROOM
- GENEROUS DRIVEWAY
- STUDY/PLAYROOM
- UTILITY ROOM

Viewing

Please contact us on 01376 386555 if you wish to arrange a viewing appointment for this property, or require further information.

Energy Efficiency Graph

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		



Area Map



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Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

