

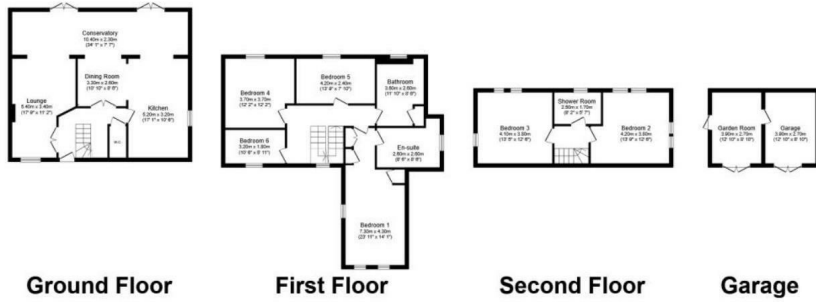
**BRANOC'S**  
ESTATES

**117 GRANTHAM AVENUE, BRAINTREE CM77**

**OFFERS IN EXCESS OF £550,000**

**6 Bedrooms | 3 Bathrooms | 3 Receptions**

## Floor Plan



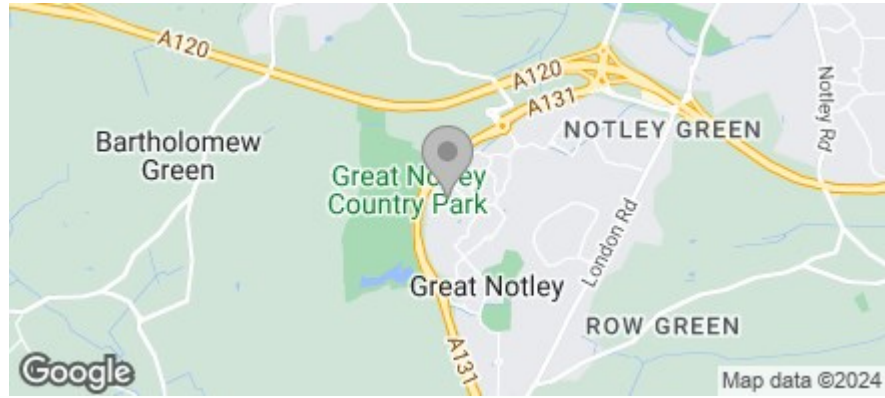
Total floor area 212.5 m<sup>2</sup> (2,287 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Accommodation

- SIX BEDROOMS
- PRIVATE CUL-DE-SAC POSITION
- LARGE OPEN PLAN LIVING WITH ATRIUM
- ACCOMMODATION ACROSS THREE FLOORS
- DOUBLE GARAGE
- SHORT WALK TO 100+ ACRE DISCOVERY CENTRE
- CLOSE TO VILLAGE AMENITIES
- WELL PRESENTED THROUGHOUT
- CLOAKROOM
- GOOD LOCAL SCHOOLS NEARBY



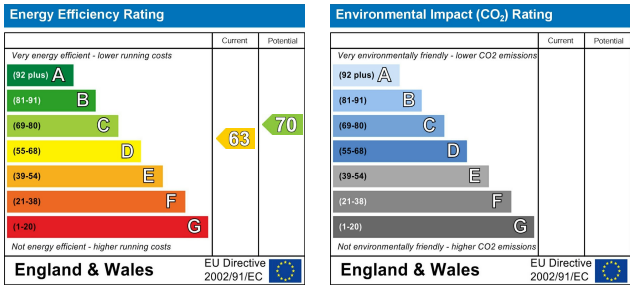
## Area Map



## 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



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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.

