

**BRANOC'S**  
ESTATES



**OAK HOUSE KINGS LANE, BRAINTREE CM77**

**GUIDE PRICE £850,000**

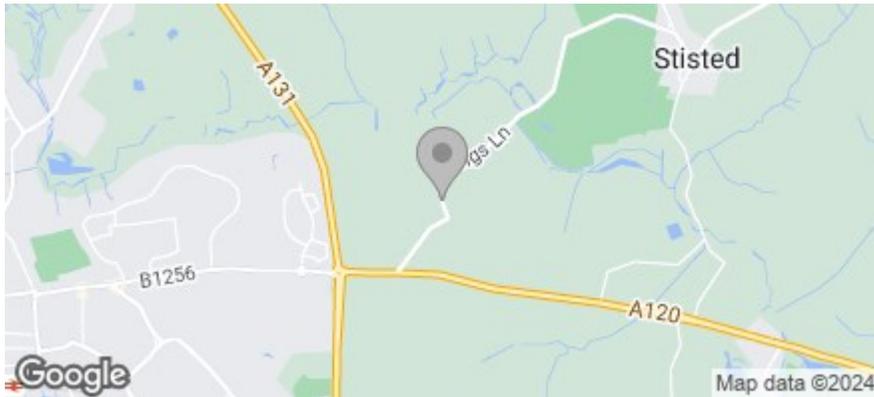
**5 Bedrooms | 4 Bathrooms | 4 Receptions**

## Floor Plan



© Essex EPCs  
 This floor plan is not to scale and is for illustrative purposes only.  
 We make no guarantee, warranty or representation as to its accuracy and completeness.

## Area Map



## Accommodation

- FIVE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- VILLAGE LOCATION
- SPACIOUS LIVING ACCOMODATION
- DETACHED
- COUNTRYSIDE VIEWS TO FRONT AND REAR ASPECT
- DOUBLE GARAGE
- PERFECT FAMILY HOME
- EN-SUITE
- STUDY & 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			
<b>England &amp; Wales</b>	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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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.

