

**1 GRANARY HALT, BRAINTREE CM77**

**GUIDE PRICE £550,000**

**4 Bedrooms | 2 Bathrooms | 2 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.

## Accommodation

- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- POTENTIAL TO EXTEND STPP
- KITCHEN/FAMILY ROOM
- HEAVILY IMPROVED THROUGHOUT
- CONVERTED GARAGE WITH HOME OFFICE
- LANDSCAPED REAR GARDEN
- FITTED ALARM & CCTV SYSTEM
- GENEROUS FRONT & REAR PARKING
- EN-SUITE TO MASTER BEDROOM

## Viewing

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

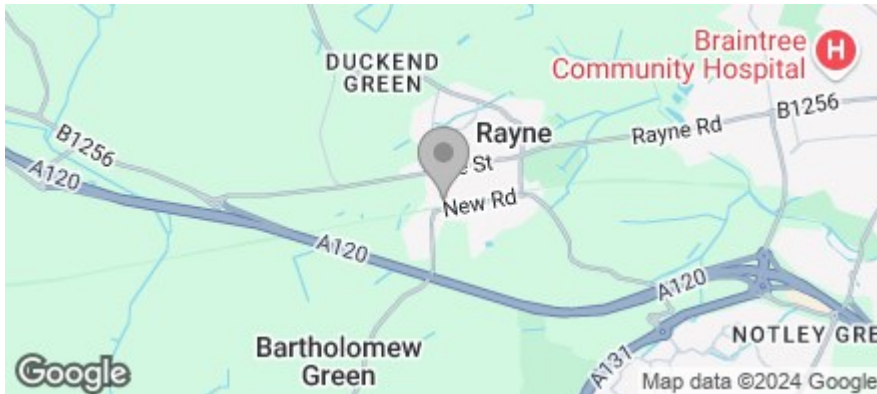
## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	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.

