



**12 HOME FIELD DRIVE, BRAINTREE CM7**

OFFERS IN EXCESS OF £625,000

5 Bedrooms | 3 Bathrooms | 2 Receptions

## Floor Plan



## Accommodation

- FIVE BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- DRESSING ROOM & EN-SUITE TO MASTER BEDROOM
- UTILITY ROOM & CLOAKROOM
- WALKING DISTANCE OF LOCAL AMENITIES
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- FIELD VIEWS
- EASY ACCESS TO A120
- WELL PRESENTED THROUGHOUT

## 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-80)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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Brancos 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.

