



The Street, Braughing

£780,000 Freehold

- Spacious Landscaped Garden
- Modern Kitchen with Integrated Appliances
- Kitchen Island and Dining Area
- En-Suite to Bedroom One
- Cosy Living Space with Log Burner
- Off-Road Parking and Attached Garage
- Charming Cottage-Style Entrance
- CHAIN FREE



Accommodation Comprises:

-

Entrance Hall

-

Reception Room

23' 0" x 17' 0" (7.01m x 5.18m)

Kitchen/Diner

17' 0" x 11' 0" (5.18m x 3.35m)

Utility Room

-

W/C

-



Bedroom 1

13' 0" x 10' 0" (3.96m x 3.04m)

En-suite

-

Bedroom 2

10' 0" x 11' 0" (3.04m x 3.35m)

Bedroom 3

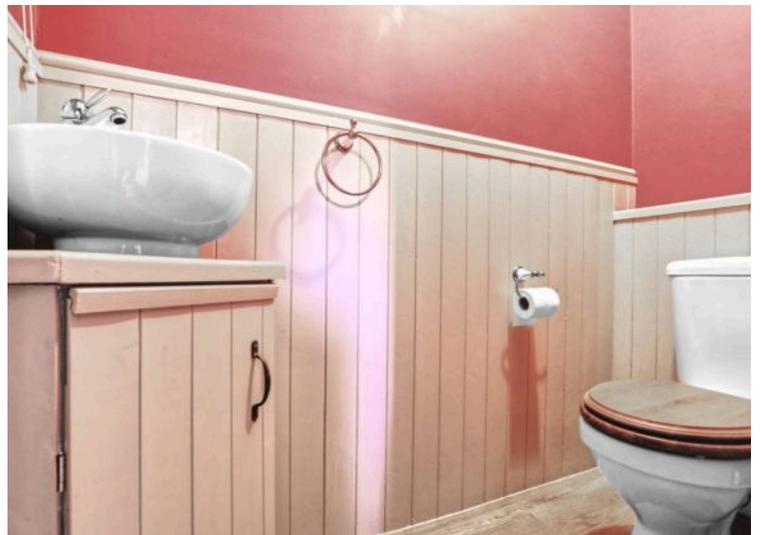
9' 0" x 12' 0" (2.74m x 3.66m)

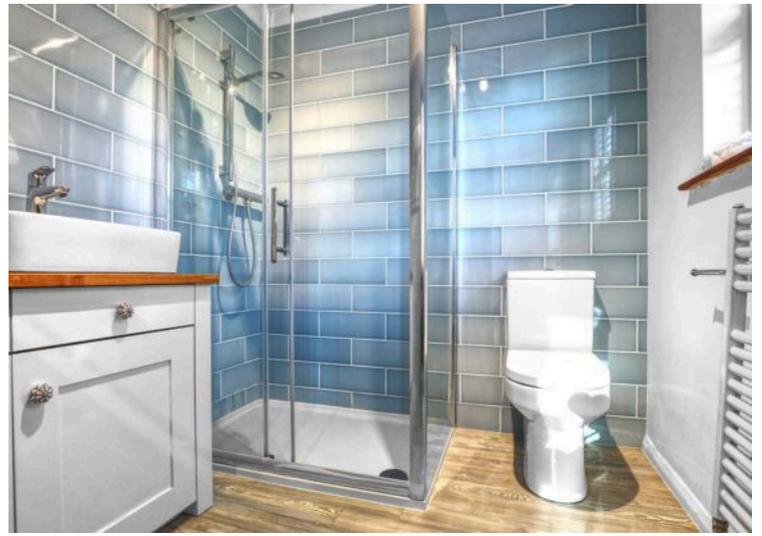
Bedroom 4

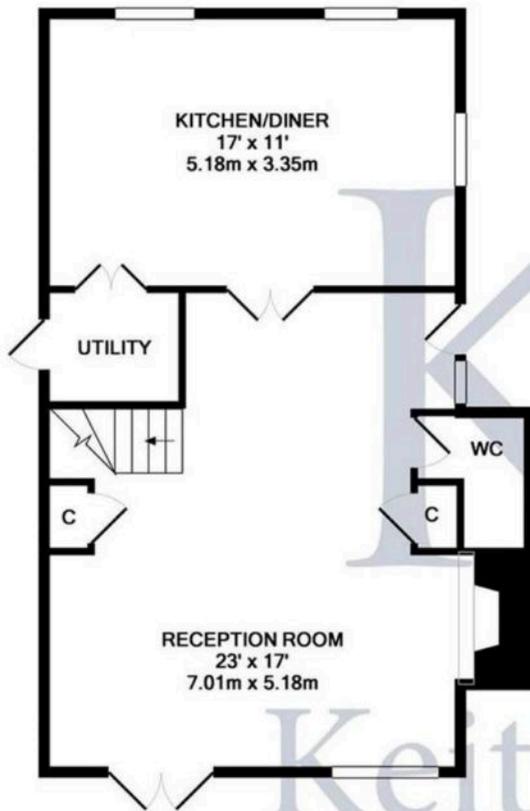
7' 6" x 10' 0" (2.28m x 3.05m)

Family Bathroom

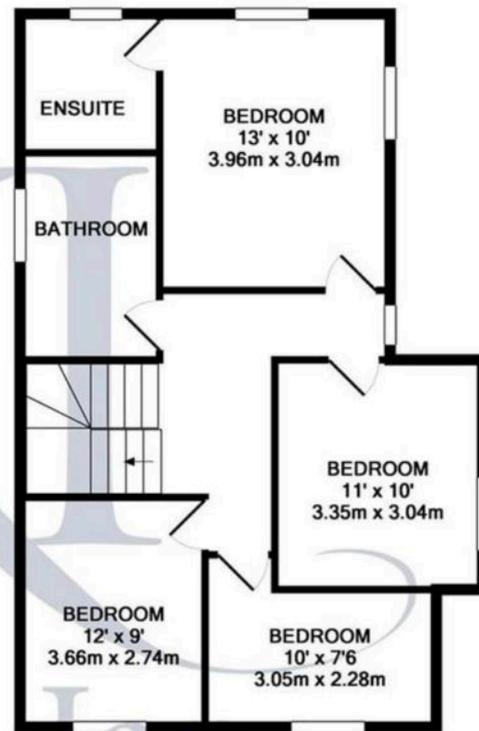








GROUND FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		57	79
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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			
		56	79
England, Scotland & Wales			
EU Directive 2002/91/EC			