



39 WOOD WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £475,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

## Floor Plan



## Accommodation

- FOUR BEDROOMS
- CONVERTED LOFT WITH EN-SUITE
- OVERLOOKING PRIVATE GREENSWARD
- GARAGE
- GOOD SIZED DRIVEWAY TO FRONT
- UTILITY ROOM
- NO ONWARD CHAIN
- THREE BATHROOMS
- LOW MAINTENANCE GARDEN
- CLOSE TO VILLAGE AMENITIES



## 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		
	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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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.



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