

BRANOC'S
ESTATES



39 WOOD WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £475,000

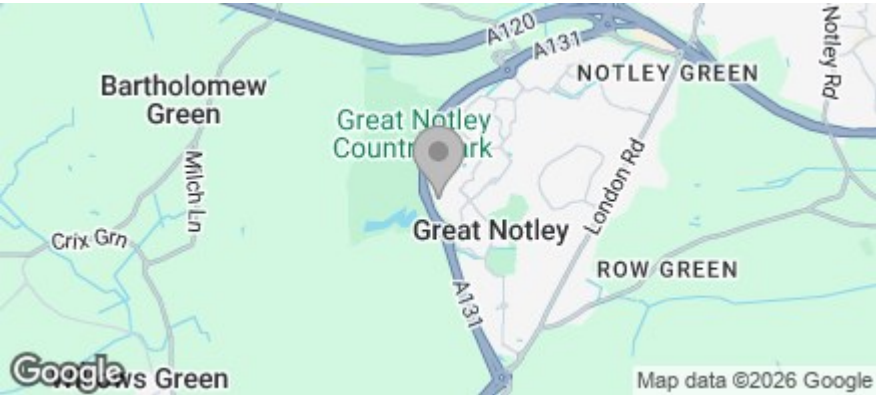
4 Bedrooms | 3 Bathrooms | 2 Receptions

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.

Area Map



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

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
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.

