

oakheart

£525,000

Offers In Excess Of  
Rosemary Avenue, Braintree



Oakheart are delighted to present this chain free, spacious and versatile four-bedroom semi-detached family home, offering well-proportioned accommodation throughout and the added benefit of a substantial one-bedroom annex measuring approximately 600 sq ft.

The main property comprises four bedrooms, a family bathroom and a convenient downstairs WC. The large lounge provides an excellent space for relaxing and entertaining, while the kitchen flows into a wrap-around dining area, creating a sociable and practical space for family living. A separate utility area adds further convenience and storage.

To the rear, the property benefits from a large garden, offering plenty of space for outdoor dining, entertaining and family activities. The garden leads to the impressive annex, which provides a fantastic additional living space with excellent flexibility. Fully fitted and measuring approximately 600 sq ft, the annex includes one bedroom and its own private garden, making it ideal for a dependent relative, older child, guests or those working from home.

The property is situated in the popular market town of Braintree, offering a wide selection of shops, supermarkets, cafés, restaurants and everyday amenities. Braintree Village provides further shopping and leisure opportunities, while the area is well served by a selection of schools and

attractive parks and open spaces.

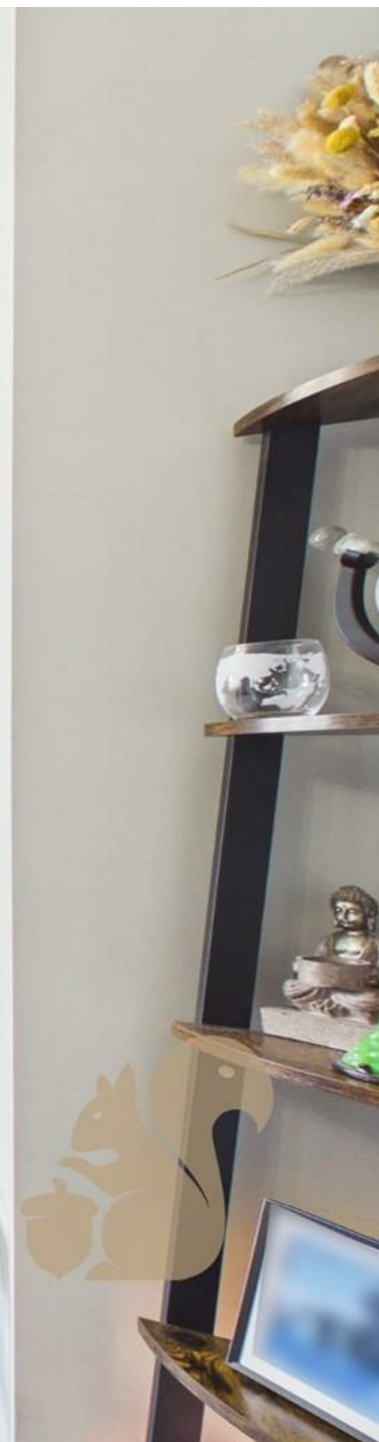
For commuters, Braintree railway station provides services towards London, with the A120 also offering convenient road links towards the M11, A12 and Stansted Airport.

Overall, this is a highly versatile family home, combining generous living accommodation with the rare benefit of a fully fitted one-bedroom annex and private garden, making it an excellent opportunity for modern and flexible living.

Contact us now on 01245 800181 to view!





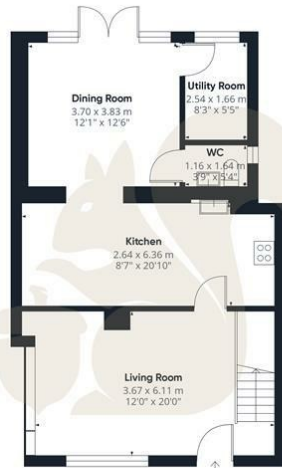








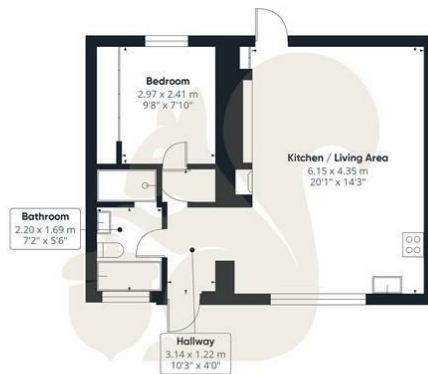




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**oakheart**

**Main building GLA<sup>®</sup>**

128.17 m<sup>2</sup>  
1379.66 ft<sup>2</sup>

**Main building total**

128.17 m<sup>2</sup>  
1379.66 ft<sup>2</sup>

**Building 2 total**

55.61 m<sup>2</sup>  
598.63 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

Local Authority:  
Braintree

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 71                         | 80        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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