

oakheart



£475,000

Guide Price

Broad Oaks Crescent, Braintree

Guide Price £475,000 - £500,000

Situated on the popular and frequently requested Kings Park development in Braintree, is this attractive four-bedroom detached family home, benefiting from a detached double garage, generous rear garden and ample off-road parking. The property offers well-proportioned and versatile accommodation across two floors, making it an ideal family home.

The ground floor features a welcoming entrance hallway with stairs rising to the first floor, a well-equipped kitchen with breakfast area, separate utility room and a spacious living room. There is also a separate dining room with

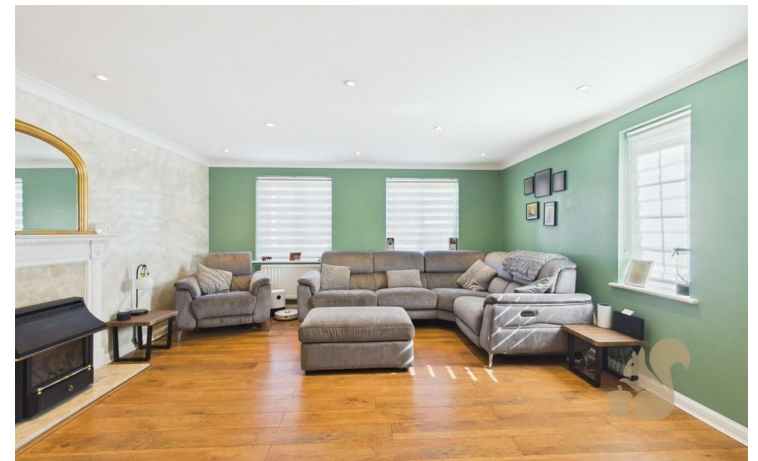
access into the conservatory, providing an additional reception space overlooking the rear garden. A useful study and ground floor cloakroom complete the downstairs accommodation, offering excellent flexibility for modern family life and working from home.

Upstairs, the property provides four bedrooms, including a generous master bedroom with a separate dressing area and en-suite facilities. There are three further bedrooms, alongside a family bathroom, providing plenty of accommodation for a growing family or visiting guests.

Externally, the property benefits from a spacious rear garden, providing a

private and attractive outdoor space with plenty of room for seating, entertaining and family use. To the front, there is ample off-road parking, while the detached double garage provides excellent storage and parking facilities.

Overall, this is a spacious and versatile four-bedroom detached home offering a good combination of reception space, bedroom accommodation and useful additional rooms, all within the popular Kings Park development.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA⁽¹⁾

152.56 m²
1642.13 ft²

Main building total

152.56 m²
1642.13 ft²

Building 2 total

33.71 m²
362.86 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

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

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

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