

**BRANOC'S**  
ESTATES



**37 HADFIELD DRIVE, BRAINTREE CM77**

**GUIDE PRICE £375,000**

**4 Bedrooms | 3 Bathrooms | 1 Reception**

## 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.

## Accommodation

- THREE/FOUR BEDROOMS
- TOWNHOUSE
- EN-SUITE TO MASTER BEDROOM
- GARAGE EN-BLOC
- SOUGHT AFTER VILLAGE LOCATION
- STUDY/BEDROOM FOUR
- KITCHEN/DINER
- DOUBLE GLAZED
- GOOD SIZED REAR GARDEN
- CLOSE TO AMENITIES & CRESSING STATION



## Viewing

Please contact us on 01376 386555 if you wish to arrange a viewing appointment for this property, or require further information.



## Area Map



## 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		



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

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.

