

BRANOC'S  
ESTATES

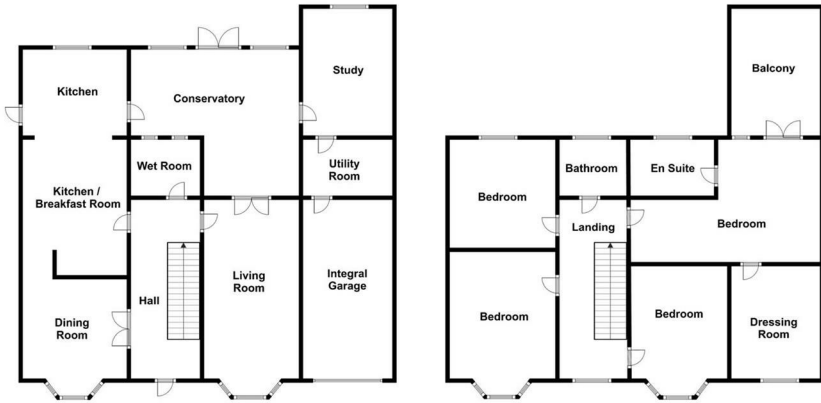


259 RAYNE ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £600,000

4 Bedrooms | 3 Bathrooms | 4 Receptions

## Floor Plan



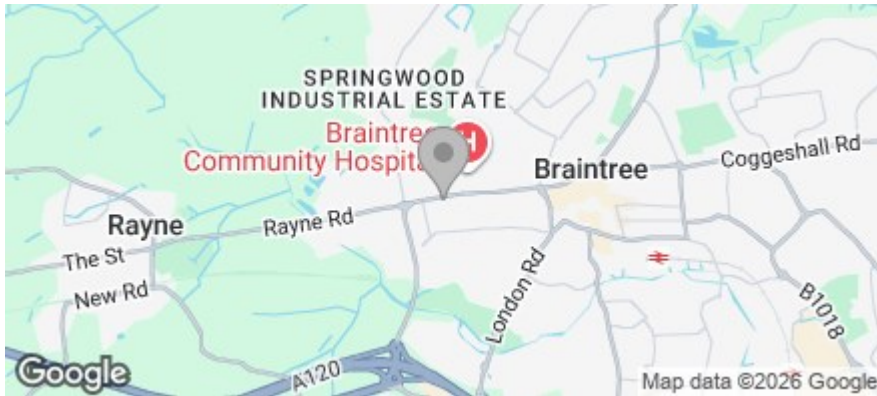
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This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## Accommodation

- FOUR BEDROOM FAMILY HOME
- DRESSING ROOM & ENSUITE TO MASTER BEDROOM
- ESTABLISHED SOUTH FACING GARDEN
- GENEROUS PARKING & GARAGE
- CLOSE TO TOWN CENTRE & TRAIN STATION
- EASY ACCESS TO A120
- TWO LOG BURNERS
- DOUBLE GLAZED
- KITCHEN/DINER
- BALCONY TO MASTER BEDROOM



## 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	



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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.

