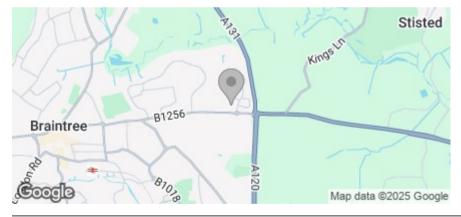


5 Bedrooms | 2 Bathrooms | 3 Receptions

### Floor Plan

# Area Map



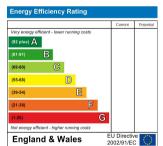
#### Accommodation

- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- · INTEGRAL DOUBLE GARAGE
- STUDY
- KITCHEN/BREAKFAST ROOM
- · UTILITY
- · LARGE MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- GREAT SIZE REAR GARDEN
- CUL-DE-SAC POSITION
- SOUGHT AFTER DEVELOPMENT CLOSE TO EXCELLENT SCHOOLS

### 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**



						Current	Potentia
Very environm	entally frie	ndly - lo	ver CC	2 emi	ssions		
(92 plus) 🔼							
(81-91)	B						
(69-80)	0	2					
(55-68)		D					
(39-54)			E				
(21-38)				F			
(1-20)					G		
Not environme	ntally frien	dly - higl	er CC	2 emi:	sions		







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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.







