



39 WOOD WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £475,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

## Floor Plan

## Area Map



## Accommodation

- FOUR BEDROOMS
- CONVERTED LOFT WITH EN-SUITE
- OVERLOOKING PRIVATE GREENSWARD
- GARAGE
- GOOD SIZED DRIVEWAY TO FRONT
- UTILITY ROOM
- NO ONWARD CHAIN
- THREE BATHROOMS
- LOW MAINTENANCE GARDEN
- CLOSE TO VILLAGE AMENITIES

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
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.

