




AUSTIN SAMUELS POWERED BY exp <sup>TM</sup> UK

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# Parkes Croft, Braintree, Essex CM7

£450,000

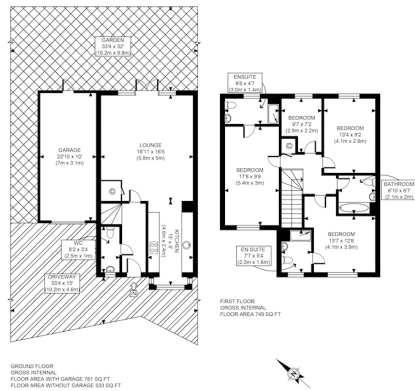
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- Stunning 4 Bedroom House
- New Development (Recently Built)
- 3 Bathrooms + Separate W/C
- Close To Braintree Rail Station
- Drive and Garage
- Large Garden
- Close to Various Schools
- Close to Supermarkets/ Shopping Venues
- Close to Marshalls Park & Hoppit Mead Nature Reserve
- 1510 sq ft Inc Garage

A stunning recently built (2021) four-bedroom family house situated in a new development very close to Braintree station.

The property features four bedrooms, three bathrooms, large reception leading to semi open plan kitchen with fully integrated appliances, a large garden/patio, ground floor W/C, internal garage, and driveway.



APPROX GARAGE INTERNAL FLOOR AREA WITH GARAGE: 103 SQ FT / 146 SQM  
 APPROX GARAGE INTERNAL FLOOR AREA WITHOUT GARAGE: 100 SQ FT / 119 SQM  
 Disclaimer: Floor plan measurements are approximate and are for guidance purposes only.  
 Errors are not excluded for their consequences and consequences, and are not deemed to be a contract.  
 Parkes Croft  
 photostyle

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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