



Four Bedroom Detached Property on a Desirable corner plot

Garage with up and over doors at both ends

Detached Family Home

Popular cul-de-sac location

Close proximity to Primary and Secondary Schools

Driveway for 3 cars or more

Conservatory with radiator

Wrap around Garden

Downstairs cloakroom & family bathroom

This substantial four-bedroom **DETACHED** family home, occupies a desirable corner plot, with wrap around rear gardens, with great links to schools and local shops. Situated in a sought-after cul-de-sac location on the south side of Braintree, has great links to the town centre and the A120.

THIS LARGE FOUR-BEDROOM FAMILY HOME, boasts a conservatory, Two reception room, single Garage and off-road parking for all the family.

This property is ideal for a growing family with huge potential to stamp your mark on it and make it your **FOREVER HOME**.



Entrance Hallway 9' 0" x 8' 0" (2.74m x 2.44m)

Spacious entrance hall, with Radiator, Window to side aspect, Storage Cupboard under the stairs.

Cloakroom 6' 0" x 3' 0" (1.83m x 0.91m)

Downstairs toilet, window to side aspect, Radiator, sink with separate tap, Toilet.

Lounge 16' 0" x 13' 0" (4.87m x 3.96m)

Spacious Lounge, Window to Front aspect and double-glazed patio doors leading to the conservatory. Radiator, open fire place

Dining Room 11' 0" x 12' 0" (3.35m x 3.65m)

Spacious Dining room, with, Window to rear aspect, Radiator

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)

Window to side aspect and door leading to back garden. White fitted shaker style cabinets, Electric Hob, Oven and extractor fan. White sink with mixer taps and a right Drainer. Boiler located in the Kitchen.

Conservatory 10' 0" x 7' 0" (3.05m x 2.13m)

Dwarf wall construction with white UPVC upper, Double doors to rear Garden. Radiator.

Bedroom 1 12' 0" x 11' 0" (3.65m x 3.35m)

Double bedroom. Window to rear aspect, Radiator, two built in cupboards.

Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)

Double Bedroom, with window to rear aspect, Radiator

Bedroom 3 16' 0" x 8' 0" (4.87m x 2.44m)

Double bedroom, with dual aspect windows to front and rear. Two radiators.

Bedroom 4 11' 0" x 7' 0" (3.35m x 2.13m)

Window to front aspect, Radiator.

Family Bathroom 8' 0" x 5' 0" (2.44m x 1.52m)

Corner Bath with mixer taps and shower head. Separate wall mounted shower above bath. Vanity style sink and sink unit. Two mirrored bathroom cabinets, close couple toilet.

Front garden

Driveway for at least 3 cars, single garage, with up an over door at the front and rear

Rear Garden

Wrap around corner plot garden with access via, back door in the kitchen, double doors from conservatory, up an over door from garage and a side gate



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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.



Disclaimer

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property. Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Energy performance certificate (EPC)

24 Longleaf Drive
BRAINTREE
CM7 1XS

Energy rating

D

Valid until: **2 April 2033**

Certificate number: **7505-3025-9207-6627-6204**

Property type

Detached house

Total floor area

124 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 69% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 5.1 tonnes of CO₂

This property's potential production 3.4 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£167
2. Low energy lighting	£25	£45
3. Solar water heating	£4,000 - £6,000	£134
4. Solar photovoltaic panels	£3,500 - £5,500	£681

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2453
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Potential saving if you complete every step in order	£345
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	13554 kWh per year
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Water heating	3138 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Mark Tingley
Telephone	07967 182554
Email	essexepcs@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020103
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	30 March 2023
Date of certificate	3 April 2023
Type of assessment	RdSAP
