



# RE/MAX

## PROPERTY HUB



**39 Highfield Avenue, Harwich, CO12 4DR**

**Price £290,000**

This Detached family home is situated in a sought after location close to the beach, and local schooling (primary & secondary), with 3 well proportioned bedrooms, Lounge, dining room, kitchen, family bathroom and a substantial established rear garden to enjoy!

Agents Note: Please be advised that the current owners have obtained planning consent for a double storey rear extension (4M depth) to incorporate a large kitchen/diner, 2 extra bedrooms and ground floor WC/Shower room



### Entrance Hall

New entrance porch with windows to both front and side, composite front door, Parquet flooring, under stairs storage space and cupboard housing meters, doors leading through to kitchen, lounge and dining room

### Lounge 13'4" x 11'5" (4.08 x 3.50)

With bay window to front aspect and feature fireplace surround housing electric fire

### Dining Room 12'8" x 11'5" ( 3.87 x 3.49)

With bayed window and French doors leading out to rear garden

### Kitchen 9'4" x 7'11" (2.87 x 2.42)

Fitted with a range of wall and base units, one and a half bowl stainless steel sink/drainers with mixer tap, built in oven & grill, gas hob with extractor, space for fridge/freezer, space for washing machine and tumble dryer, wall tiling, wall mounted gas boiler, window to rear aspect and back door leading to rear garden

### First Floor Landing

With window to side aspect, doors to all 3 bedrooms and family bathroom, access to loft (part boarded)

### Bedroom 1 13'6" x 10'11" (4.14 x 3.35)

With bay window to front aspect

### Bedroom 2 12'8" x 11'4" (3.88 x 3.47)

With window to rear aspect and recess lighting

### Bedroom 3 8'5" x 7'5" (2.57 x 2.28)

With window to front aspect

### Family Bathroom 7'11" x 7'0" (2.42 x 2.14)

Suite comprising:- Curved panelled bath tub with centralized mixer tap, double shower cubicle, pedestal wash basin, low level WC, heated towel radiator, fully tiled walls, airing cupboard and opaque window to rear aspect

### Outside Areas:

The front of the property is fully enclosed with privacy fencing, gate leading to main entrance

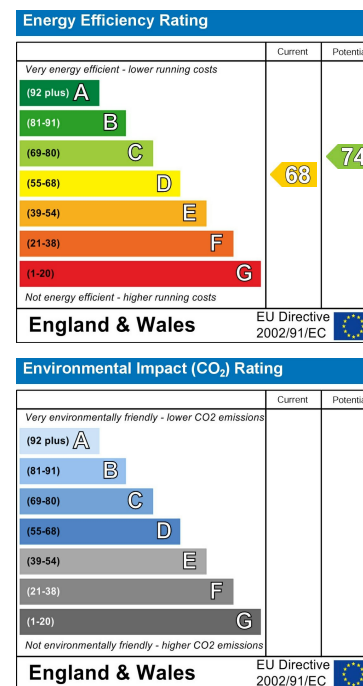
The substantial and established rear garden is mainly laid to lawn with mature bushes and fruit trees, a patio area to the rear just perfect for entertaining, wooden shed (12 x 8'), wooden playhouse (8 x 6'), outside tap and gated side access



## Area Map



### Energy Efficiency Graph



Tending,  
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