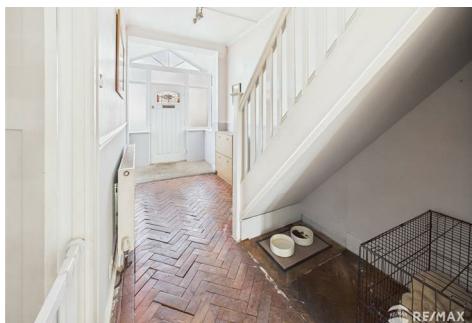




RE/MAX PROPERTY HUB



RE/MAX
Property Centre



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/drainer 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:

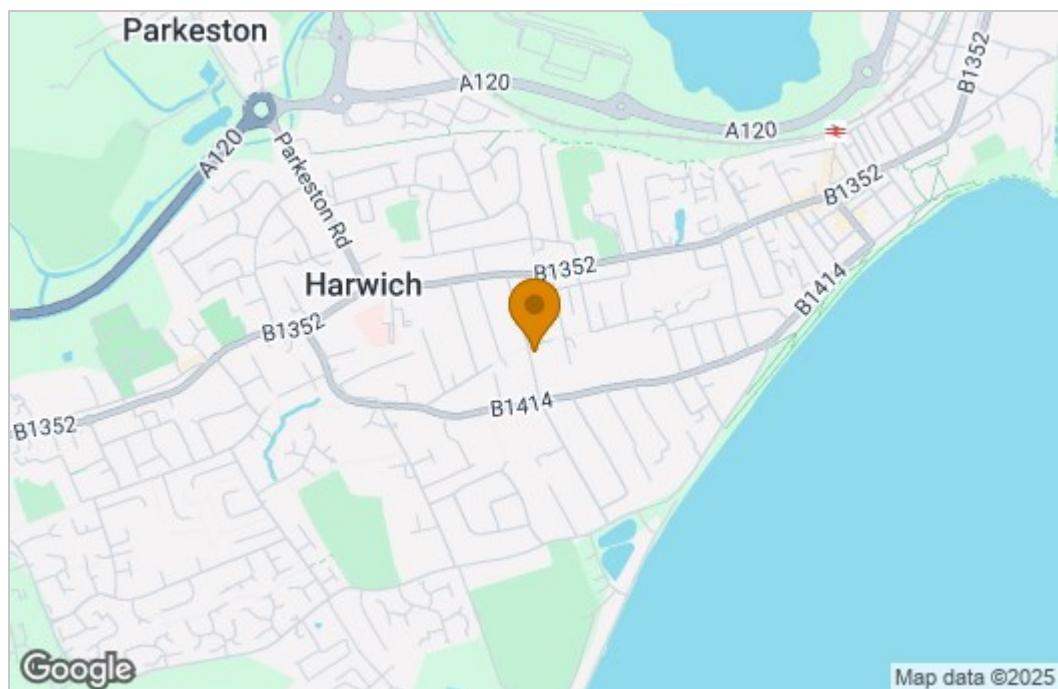
The front of the property is fully enclosed with privacy fencing, gate leading to main entrance

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

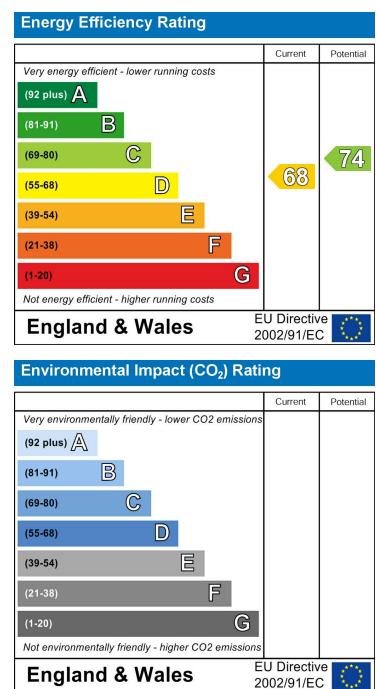
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.