



LAMB & CO

**Clacton-on-Sea**

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Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**OAKLEY ROAD, HARWICH, CO12 4QT**

**GUIDE PRICE £550,000**

Grand living with the luxury of being in the heart of Dovercourt! Hamford House is an impressively sized family home with several reception rooms ranging from a sitting room, lounge, open planned kitchen - diner, further rear facing family room and large aspect utility. The four main bedrooms are doubles and the fifth has been fashioned as a walk in wardrobe. Modern white suites throughout, large rear garden and an impressive amount of parking plus the double garage, swimming pool and outbuildings!

- Four/ Five Bedrooms
- Large Garden with Swimming Pool & Pool House
- Double Garage
- Ground Floor Shower Room
- Five Reception Areas
- Grand Style Landing
- Large Utility Room
- EPC -



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## The Property

GUIDE PRICE £575,000 - £600,000

### Entrance Hall

### Reception Room

17'5" x 14'7" (5.31 x 4.45)

### Sitting Room

18'0" x 13'10" (5.49 x 4.24)

### Shower Room

19'8" x 16'11"

### Kitchen

6m x 5.16

Accumulative measurement

### Kitchen

### Breakfast/Dining

### Family Room

22'8" x 12'0" (6.91 x 3.66)

### Utility Room

16'8" x 8'2" (5.1 x 2.49)

### Landing

### Master Bedroom

14'2" x 12'11" (4.34 x 3.94)

### En-Suite

### Bedroom Two

16'11" x 9'10" (5.16 x 3.0)

### Bedroom Three

14'9" x 10'11" (4.5 x 3.33)

### Bedroom Four

4.5 x 3.33

### Bedroom Five/ Walk in Wardrobe

8'11" x 8'5" (2.72 x 2.57)

### Bathroom

### Garden

### Rear Aspect

### Garden

## ADDITIONAL INFORMATION

### HARWICH

Council Tax Band: E

Heating: Gas

Boiler: Located in the Utility Room

Seller's Position: Buying Onward

Garden Facing: South

### AGENTS NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

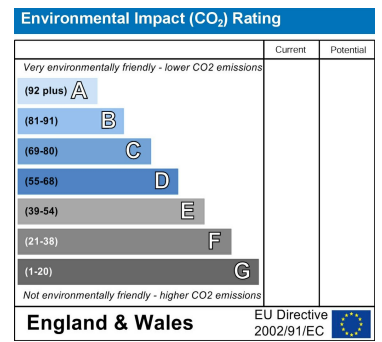
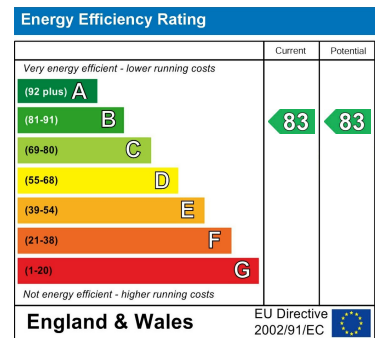
### ANTI-MONEY LAUNDERING COMPLIANCE

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Map

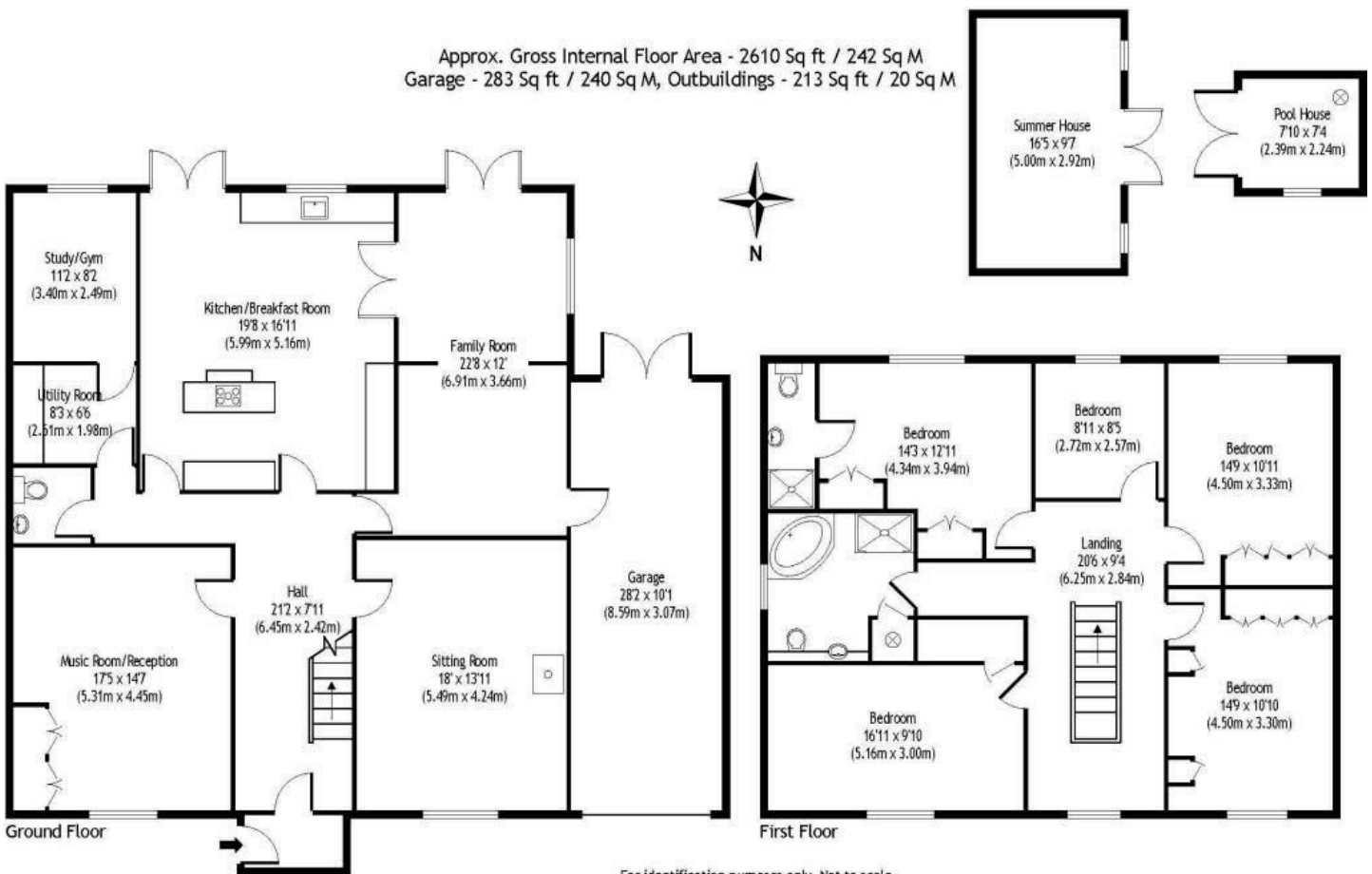


## EPC Graphs



## Floorplan

Approx. Gross Internal Floor Area - 2610 Sq ft / 242 Sq M  
 Garage - 283 Sq ft / 240 Sq M, Outbuildings - 213 Sq ft / 20 Sq M



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