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WHEN SELLING YOUR HOME



1 Hamford Drive  
Harwich, CO12 5AU

Guide price £325,000



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1 Hamford Drive  
Harwich, CO12 5AU

Guide Price £325,000 - £350,000. Located down a beautiful tree lined road, surrounded by open countryside and with local walks and play areas quite literally on your doorstep, this stunning three double bedroom detached family home has been lovingly looked after & offers a huge open plan reception space, flooded with natural light from every angle and offering a beautiful exposed brick wall with open fire, modern fitted kitchen and light and airy entrance hall. The property itself is set back from the road behind a large, newly laid driveway providing ample off road parking & gated access to a detached garage and sun drenched, newly landscaped rear garden.

Area Guide: Great Oakley lies to the South West of



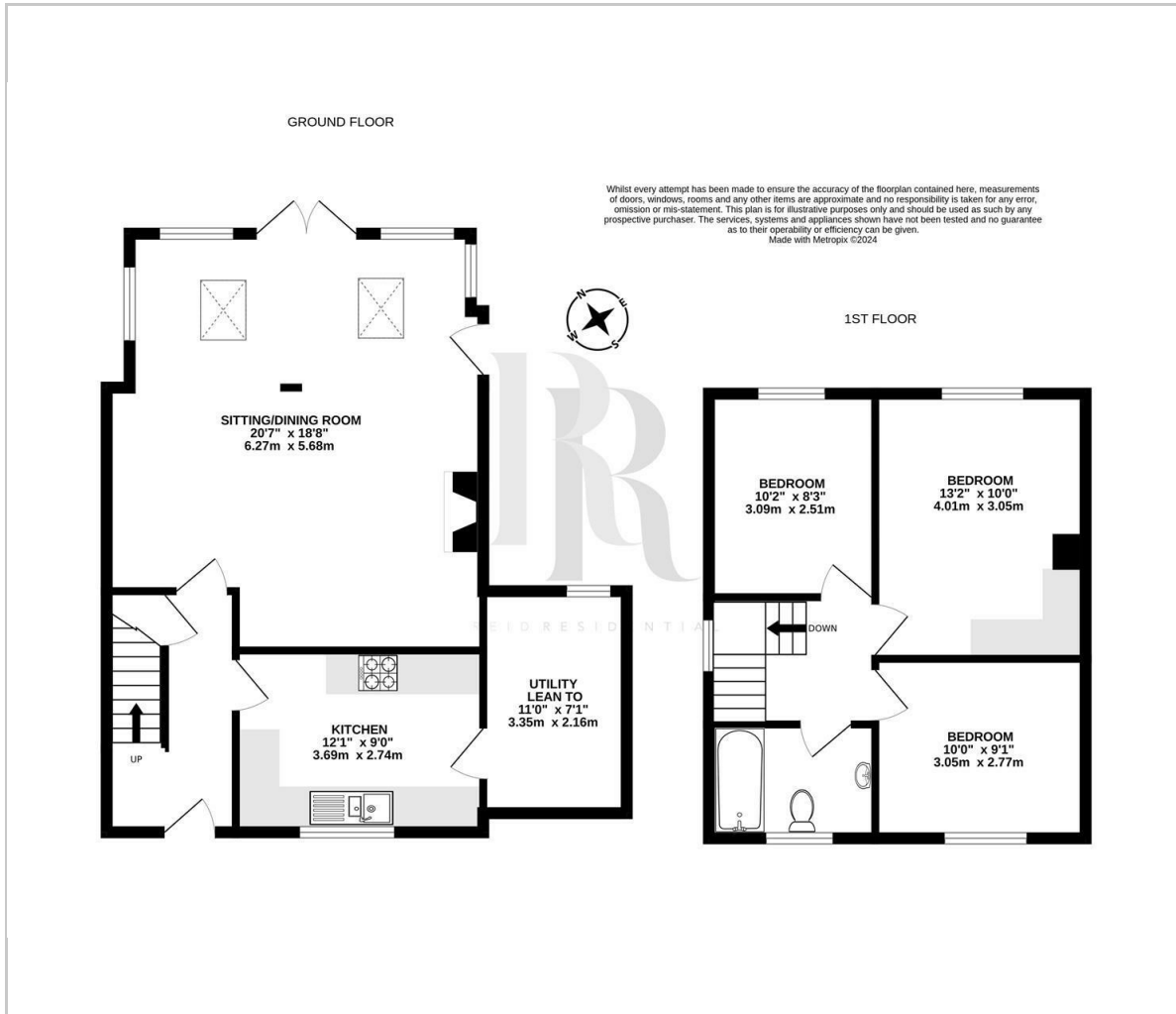


neighbouring village Little Oakley on the B1414 connecting Thorpele-Soken to Harwich. The village lies 15.5 miles to the East of Colchester within close proximity of Hamford Water Nature Reserve (2.5miles), blue flag beach at Dovercourt (5.0 miles) and the picturesque Stour Estuary incorporating the small historic town of Manningtree (8.9 miles). Mainline train links to London Liverpool Street and Stratford are found at Manningtree and Thorpele-Soken (4.7 miles) with the A120 (A12) being just 2.0 miles away.

The village benefits from a primary school and award winning pre-school, private doctors surgery, village hall, small convenience store and community owned public house 'The Maybush' found just off the square in the oldest part of the village surrounded by many period and Grade II listed properties.



## Floor Plan



## Viewing

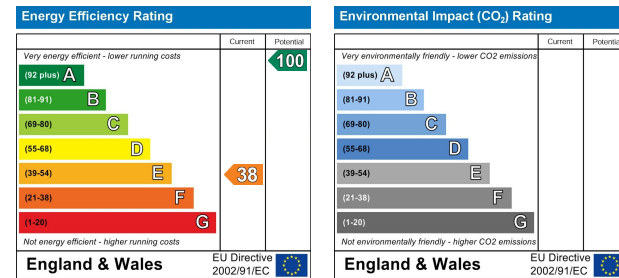
Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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