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WHEN SELLING YOUR HOME



1 Ray Avenue  
Harwich, CO12 4BA

Guide price £290,000



# 1 Ray Avenue

Harwich, CO12 4BA

Guide Price £290,000 - £310,000. Set back from the road behind a well manicured lawn and large double driveway, this beautifully presented four bedroom family home has been lovingly looked after by the current owners and has undergone improvements recently. The home itself has a well designed layout, with a spacious entrance hallway offering access to a stylish kitchen with integrated appliances and bright and airy double reception space with additional study/playroom located towards the rear of the home. Heading upstairs, a well proportioned landing gives access to a modern family bathroom and three bedrooms with a further fourth bedroom being located off bedroom two. There is also an en-suite shower room located off of bedroom four, making this cleverly designed home a perfect purchase for those looking for space.

Area Guide: The blue flag beach is adjacent to the home and there are many activities for a range of ages. From watching the ships sail in with a bag of chips at the front, to fine dining at the renowned Harwich Pier Restaurant and Thai Up At The Quay which has been rewarded best restaurant at the Essex Awards. Dovercourt Town offers an array of amenities from small independent shops to larger chains. There are two railway stations close by, both of which offer links to London Liverpool Street. Primary and secondary schooling is also with easy access.

There is a wide range of clubs including two sailing clubs, sea scouts, swimming and sports centre to name a few. During the summer Harwich hosts a number of festivals which really ignite the community spirit, providing enjoyable days out for all of the family. The Electric Palace cinema, Harwich, is one of the oldest purpose-built cinemas in the country and regularly shows films and live streamed events.

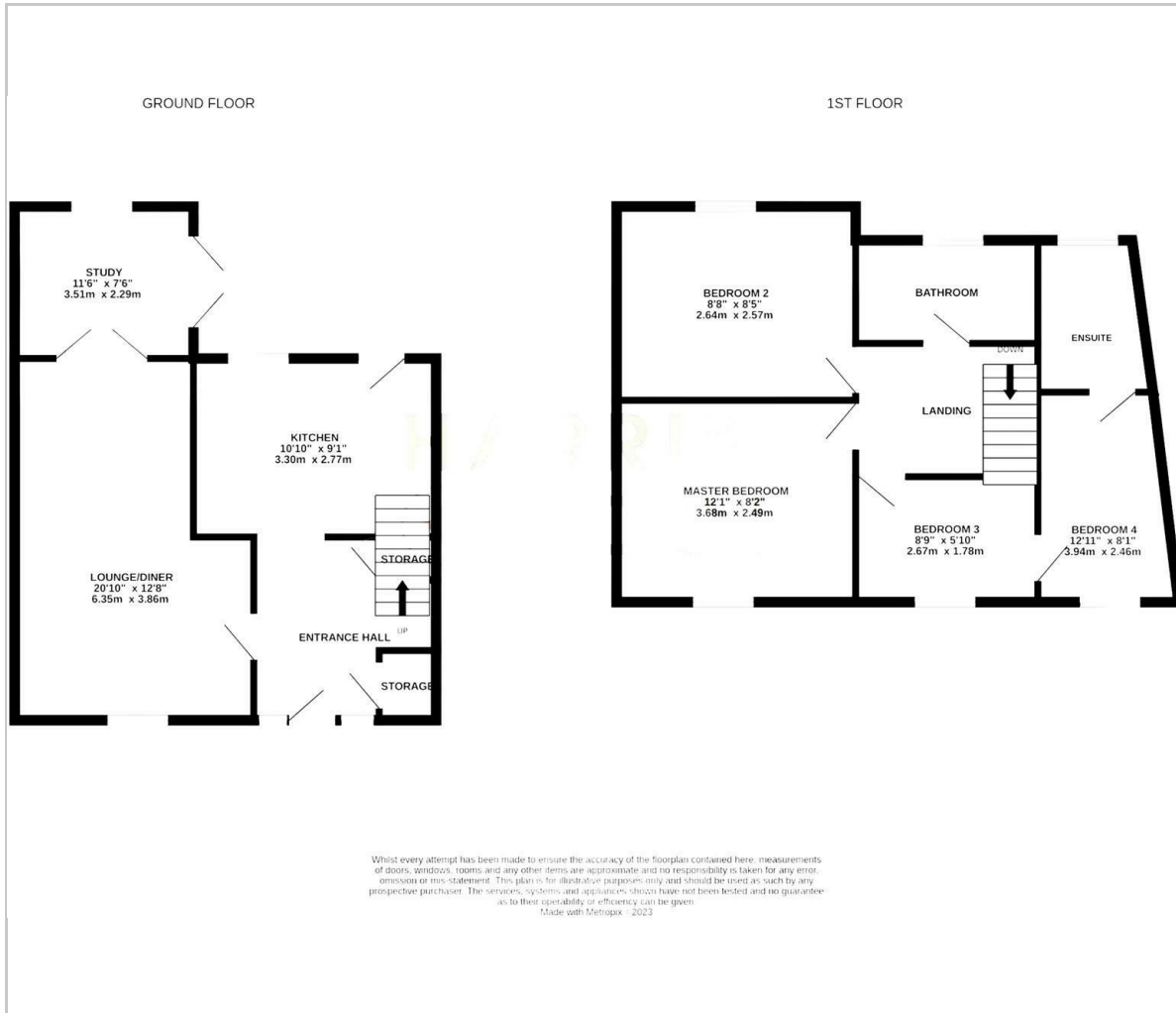




- Front Aspect**
- Entrance Hall**
- Lounge/Diner**  
20'10" x 12'8" (6.36 x 3.87)
- Kitchen**  
10'9" x 9'1" (3.30 x 2.77)
- Study**  
11'6" x 7'6" (3.51 x 2.29)
- Landing**
- Master Bedroom**  
12'0" x 8'2" (3.68 x 2.49)
- Bedroom Two**  
8'7" x 8'5" (2.64 x 2.57)
- Family Bathroom**
- Bedroom Three**  
8'9" x 5'10" (2.67 x 1.78)
- Bedroom Four**  
12'11" x 8'0" (3.94 x 2.46)
- En-Suite**
- Garage**
- Garden**



## Floor Plan



## Viewing

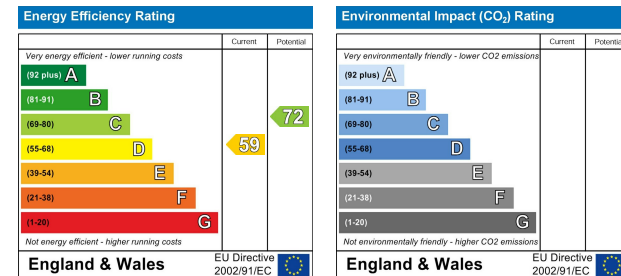
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## Area Map



## Energy Efficiency Graph



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