



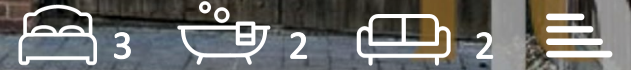
REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R  
WHEN SELLING YOUR HOME



25 Rectory Road  
Harwich, CO12 5JX

Guide price £275,000





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Harwich, CO12 5JX

Backing onto paddocks and surrounded by beautiful local walks, this extended three bedroom family home offers a large driveway, with double gated side access to additional parking a detached garage. The home itself has undergone a sympathetic ground floor extension to create a lightly and airy, open plan family room and kitchen with large skylight, french doors to the garden and fitted with modern appliances. A cosy lounge can be found towards the front of the home, offering more verticality to the ground floor and a downstairs cloakroom, alongside a first floor shower room make this property ideal for a growing family. Boasting two double bedrooms and a large single bedroom, far reaching paddock views across the local skyline from the rear home and a fully enclosed rear garden with a sunny seating area/patio, decorative well stocked borders and mature screening, this





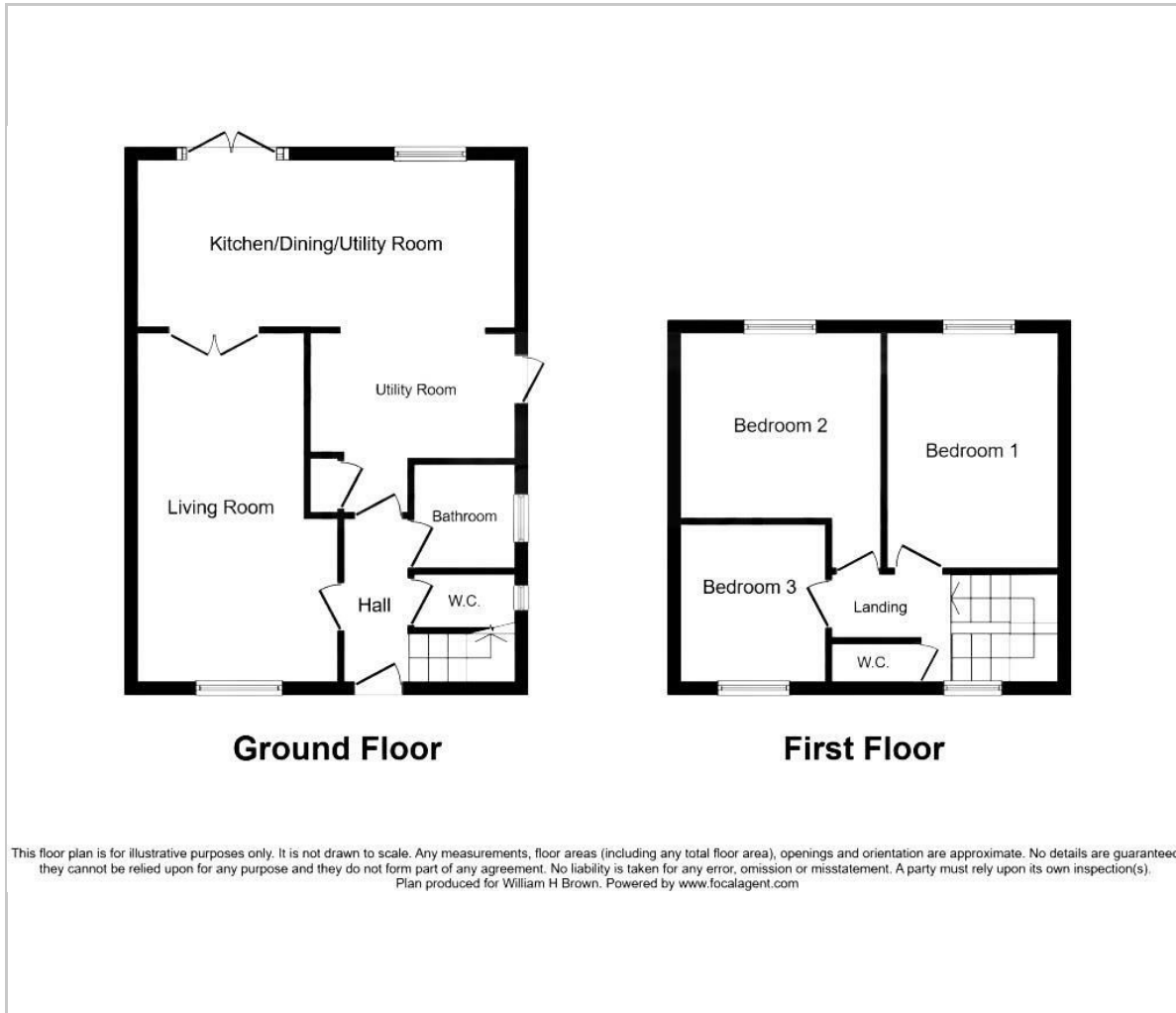


beautiful family home is a must see property in a popular village location.

Area Guide: The blue flag beach of Harwich is located close 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.

## 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.

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.

## Area Map



## Energy Efficiency Graph

