



RE/MAX

PROPERTY HUB



22 St. Michaels Road, Harwich, CO12 3RZ

Offers over £475,000

Built in 1912 and full of character, this detached family home is located in one of the areas most sought after roads close to the beach & seafront, with seaviews from many of the rooms, highlights include 5 great size bedrooms, lounge, dining room, kitchen, utility, ground floor WC, wet room, gym/treatment room or home office, a 90ft south west facing garden with bar and summerhouse, driveway and garage with ample off road parking available

Entrance Porch

leading to:-

Entrance Hall

With picture rail, understairs storage, stairs to first floor and doors to lounge, dining room and kitchen

Lounge 13'1" x 12'11" (4.01 x 3.95)

Large bay window to front aspect, and 2 feature windows to side aspect, attractive fireplace and hearth with multifuel log burner, picture rail

Dining Room 13'5" x 10'11" (4.09 x 3.33)

With bay window to the side and french doors leading to the rear garden, shelving and built in storage, feature fireplace

Kitchen 16'9" x 9'9" (5.13 x 2.99)

Fitted with a range of wall and base units, complimentary tiling, stainless steel sink & drainer, spaces for appliances, larder cupboard which houses boiler, windows to side and rear aspect, door leading to utility and WC

Utility 10'0" x 6'7" (3.06 x 2.01)

Fitted with base storage cupboards, spaces and plumbing for appliances, door to WC and back door leading to garden

Ground Floor WC

Low level WC, wash basin and window to side aspect

First Floor Accommodation:-

Upstairs Landing

Spacious and split level with obscured feature window to rear, picture rail and doors to all 5 bedrooms and wet room, loft access hatch (loft ladder to 2m height loft, part boarded)

Bedroom 1 15'7" x 12'10" (4.76 x 3.93)

With large bay window to front aspect offering seaviews, picture rail

Bedroom 2 13'4" x 10'10" (4.08 x 3.31)

With bay window to side aspect offering seaviews and french doors and juliette balcony to rear aspect, picture rail

Bedroom 3 12'4" x 10'8" (3.77 x 3.27)

With double aspect windows both to the rear and the side offering seaviews, fitted storage cupboards and picture rail

Bedroom 4 10'3" x 9'1" (3.13 x 2.78)

With window to rear aspect and 2 built in storage cupboards, picture rail

Bedroom 5 8'5" x 8'3" (2.58 x 2.54)

Currently used as a dressing room, with fitted wardrobes and shelving, window to front aspect, picture rail

Wet Room

With double walk in shower with screen, low level wc and wash basin set in vanity unit with storage, heated towel radiator and obscured window to side aspect

Outside Areas:

The integral garage is currently being used as a treatment room/gym with access door to rear, power and light

- * Detached garage
- * Summer house & bar
- * Further storage shed

To the front of the property a gated block paved driveway allowing off road parking for multiple vehicles, privacy hedging and a pedestrian gate leading to entrance porch

The rear garden is nearing 100ft in depth and is mainly laid to lawn with matures bushes, shrubs and an impressive oak tree at the rear, with a paved patio area for entertaining and attractive stoned landscaping, side access gate leading to driveway and the front of the property

Agents Note:

The current owners have been careful to keep the charm and authenticity of this 1900's property whilst adding a modern touch, with its high ceilings, picture rails, original internal doors and with the seaviews, make this an un-missable home for the right buyers!

Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		57	79
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>		EU Directive 2002/91/EC	

Tending,
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