



**Harwich Road, Colchester, CO4 3DL**



**welcome to**

**Harwich Road, Colchester**

Occupying a GENEROUS PLOT this charming DETACHED CHALET BUNGALOW provides SUBSTANTIAL ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a POPULAR RESIDENTIAL LOCATION the property is ideal for LOCAL SHOPS, various schools, bus routes and the A12/A120. An early viewing is highly recommended.



### **Entrance**

The property is entered via the front door with obscure double glazed insets leading to:

### **Hallway**

Radiator, stairs rising to the first floor and doors leading to;

### **Living Room**

14' into bay x 12' max ( 4.27m into bay x 3.66m max )  
Secondary glazed 1930's style rounded bay window to the front aspect, chimney breast, electric fire with brick fireplace feature and two radiators.

### **Bedroom Two**

12' x 12' ( 3.66m x 3.66m )  
Secondary glazed window to the front aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

### **Bedroom Three**

12' x 9' 6" max ( 3.66m x 2.90m max )  
Secondary glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors, built-in cupboard and a radiator.

### **Family Bathroom**

Obscure secondary glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head/mixer tap, vanity wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

### **Kitchen / Breakfast Room**

12' x 11' 10" ( 3.66m x 3.61m )  
Secondary glazed window to the rear aspect, single sink and drainer with mixer tap inset to the work top, breakfast bar, tiled splashbacks, range of wall and

floor mounted cupboards and drawers, integral dishwasher, plumbing for a washing machine, electric cooker point, floor-mounted boiler, water softener, radiator, laminate flooring and a part double glazed door leading to:

### **Conservatory**

10' 8" x 9' 10" ( 3.25m x 3.00m )  
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and both sides and a radiator.

### **First Floor Bedroom One**

17' x 14' 4" max ( 5.18m x 4.37m max )  
Double glazed French doors opening onto the REAR BALCONY, double glazed skylight window to the front aspect, fitted wardrobes with mirror fronted sliding doors, built-in eaves storage cupboard, built-in cupboard, radiator and a door leading to:

### **En-Suite Shower Room**

Obscure double glazed skylight window to the front aspect, shower quadrant with adjustable shower head/mixer tap, vanity wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, built-in cupboard and aqua-boarded walls.

### **Rear Garden**

The generous rear garden is mainly laid to lawn with four wooden sheds, a summerhouse, bike store, greenhouse, water butt, external tap and further access via the side gate.

### **Garage**

Electric roller door to the front.

### **Parking**

There is a substantial driveway to the front of the property providing off road parking for a number of vehicles.



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## Harwich Road, Colchester

- Three Bedrooms
- Detached Chalet Bungalow
- Master Bedroom with Rear Balcony
- En-Suite Shower Room
- Conservatory and Generous Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109003 - 0005

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