



**Litchfield, Harwich CO12 4TT**



**welcome to**

## **Litchfield, Harwich**

Nestled at the bottom of a quiet cul-de-sac is this larger than expected bungalow with a beautiful South facing garden offering flexible accommodation for all the family with the benefit of solar panels. The property is ideally located within easy access to local schools, shops and sea front.



### **Entrance Hall**

Entered via the front door with a radiator.

### **Bedroom One**

A large bright and spacious room with fitted wardrobes and uPVC French doors to the garden.

### **Bedroom Two**

Double glazed window to the rear.

### **Bathroom**

A recently fitted bathroom with a WC, wash hand basin, bath, shower enclosure, heated towel rail and double glazed window to the rear.

### **Kitchen**

A newly fitted kitchen with a range of matching wall and base units, Two NEFF slide and hide ovens, NEFF induction hob with vented extractor, modern sink basin with mixer tap and drainer, space for American fridge/freezer, space and plumbing for a dishwasher and washing machine and a large double window to the rear overlooking the garden.

### **Open Plan Lounge/Diner**

A split tier and generously proportion living and open plan dining area with feature fireplace and oak laminate flooring. A small step down from the living room takes you to the dining area with French doors opening onto the raised decking and garden.

### **Hallway**

Storage cupboard and radiator.

### **Bedroom Three**

Double glazed window to the front and cupboard.

### **En-Suite**

WC, wash hand basin, shower, heated towel rail, and double glazed window to the side.

### **Bedroom Four**

Double glazed window to the front.

### **Outside**

The property is appreciated via a driveway providing ample off road parking and a garage. There is potential for more parking (subject to planning). The garden to the rear is South facing and well established with a variety of mature trees, shrubs and raised flower borders. There is a good size decking area, greenhouse, garden shed, summerhouse, brick built cooking area. There is access to the side with light and power and outside tap.

### **Agents Note**

The property has solar panels on the roof which are owned. Please call the office for further information.



***view this property online*** [williamhbrown.co.uk/Property/HAW109699](http://williamhbrown.co.uk/Property/HAW109699)



**welcome to**

## **Litchfield, Harwich**

- EXTENDED BUNGALOW
- 0.18 ACRE PLOT
- 1343 SQ FT
- FOUR BEDROOMS
- GARAGE AND OFF ROAD PARKING

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

# £395,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAW109699](http://williamhbrown.co.uk/Property/HAW109699)



Property Ref:  
HAW109699 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01255 503125**



[Harwich@williamhbrown.co.uk](mailto:Harwich@williamhbrown.co.uk)



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**