



28 Harvey Road, Great Totham , CM9 8QA
Offers in excess of £535,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

EXTENDED AND WELL PRESENTED THROUGHOUT IS THIS VAST & VERSATILE FOUR BEDROOM DETACHED HOME. Located within easy reach of the highly regarded Great Totham School the property comprises Four Bedrooms and a Family Bathroom to the First Floor. The extended Ground Floor features a Shower Room and Utility (converted from part of the Garage), a Living Room and an Open Plan Kitchen/Dining Room overlooking the Garden. Externally the property affords ample parking on the Driveway which leads to the remaining Garage/Store Room. There is a private Rear Garden with a range of seating areas and a timber storage shed. Located on a corner plot the property may well be suitable to further extensions subject to planning permission. The stunning home is extremely well presented throughout and viewing is considered essential. Energy Efficiency Rating D.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1348.7 ft²
 125.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Bedroom 11'8 x 9'10 (3.56m x 3.00m)

Double glazed window to rear, radiator, coved to ceiling.

Bedroom 13'7 x 9'8 (4.14m x 2.95m)

Double glazed window to front and side, radiator, coved to ceiling.

Bedroom 10'2 x 9'11 (3.10m x 3.02m)

Double glazed window to front, radiator, coved to ceiling.

Bedroom/Study 8'11 x 7'0 (2.72m x 2.13m)

Double glazed window to rear, radiator, coved to ceiling. (The Study units in place at present will be removed before completion.

Bathroom 6'8 x 5'9 (2.03m x 1.75m)

Obscure double glazed window to rear, low level w.c., wash hand basin with mixer tap and vanity unit. P-Shaped bath with shower above and shower screen, heated towel rail, tiled to walls and floor, coved to ceiling.

Landing

Half height double glazed window to side, access to airing cupboard, access to airing cupboard, access to loft, return stair case to:

Entrance Hall 23'5 x 3'4 (7.14m x 1.02m)

Part obscure glazed Entrance Door to front, two radiators, coved to ceiling, wood effect flooring, access to further accommodation including:

Utility Room 7'7 x 5'1 (2.31m x 1.55m)

Obscure double glazed window to side, range of fitted units, space and plumbing for washing machine, space for further under counter appliance, space for Fridge/Freezer, tiled splash backs, tiled floor, door into:

Shower Room 7'9 x 3'3 (2.36m x 0.99m)

Tiled shower unit, wash hand basin with mixer tap and tiled splash backs, low level w.c., heated towel rail and tiled floor.

Living Room 22'11 x 10'1 (6.99m x 3.07m)

Double glazed window to front, radiator, feature fireplace, wood effect flooring coved to ceiling, television point, double sliding doors to

Kitchen/Dining Room 24'3 x 9'1 (7.39m x 2.77m)

Double glazed double doors to rear, two double glazed floor to ceiling windows to rear, radiator, coved to ceiling, tiled floor, two integrated ovens, breakfast bar, integrated Fridge/Freezer, open to:

Kitchen 10'2 x 9'10 (3.10m x 3.00m)

Double glazed window to rear, velux window to ceiling, range of matching units with under counter and kick plate lights, four ring electric hob with splash back and extractor fan, space for wine rack, sink drainer unit with mixer tap, tiled floor.

Part converted Garage/Store Room 8'0 x 6'8 (2.44m x 2.03m)

Up and over door to front, power and light connected.

Rear Garden

Commences with a raised decked area with timber shed to one side, access to front via pathway and side gate, mainly laid to lawn, further decked seating area, fenced to boundaries, outside tap.

Frontage

Concrete driveway leading to garage, gate to side leading to Rear Garden, further shingle Driveway, lawned area to one side.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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