



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

**welcome to**

**Harwich Road, Colchester**

This outstanding SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT offering GENEROUS ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120. Viewing is highly recommended.



### **Entrance**

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

### **Porch**

Double glazed windows to both sides and a part glazed multi-paned door leading to:

### **Living Room**

Double glazed 1930's style rounded bay window to the front aspect, chimney breast, fireplace feature with a log burner, radiator, stairs rising to the first floor and a door leading to:

### **Kitchen / Breakfast Room**

Obscure double glazed door to the side (for side access) double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the work top, breakfast bar, brick patterned tiled splashbacks, range of wall and floor mounted cupboards and drawers, space for a Range style oven, plumbing for a washing machine, wall-mounted Glow Worm boiler, built-in cupboard, radiator, open access to the snug/study and a door leading to:

### **Family Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head/mixer-tap and waterfall shower head over, circular vanity wash hand basin with mixer-tap and cupboard under, low level WC, heated towel rail, part tiled walls and tiled flooring.

### **Dining Room / Study**

Double glazed French doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects, built-in seating incorporating storage and a wall-mounted electric heater.

### **First Floor Landing**

Double glazed window to the side aspect, access to the loft (part boarded with a loft ladder) and doors leading to;

### **Bedroom One**

Double glazed window to the front aspect, chimney breast, period style fireplace feature, built-in walk-in wardrobe (with a double glazed window to the front), fitted wardrobes and laminate flooring.

### **Bedroom Two**

Double glazed window to the rear aspect and a radiator.

### **Bedroom Three**

Double glazed window to the rear aspect, radiator and laminate flooring.

### **Rear Garden**

The generous rear garden is mainly laid to lawn with a paved patio area, decked patio area to the rear, a wooden shed and external tap.

### **Summerhouse**

The summerhouse is timber constructed with double glazed French doors to the front, double glazed windows to the front and sides and power/lighting connected.

### **Garage**

The garage can be found to the side of the property with double doors to the front, door to the side, double glazed window to the side and power/lighting connected.

### **Parking**

The substantial driveway can be found to the side of the property providing off road parking for several vehicles.



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welcome to

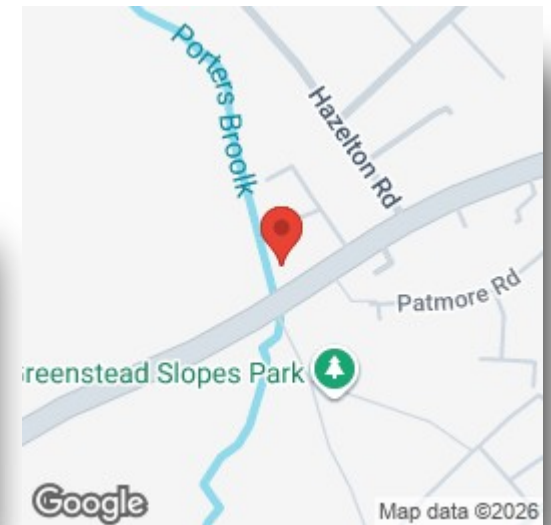
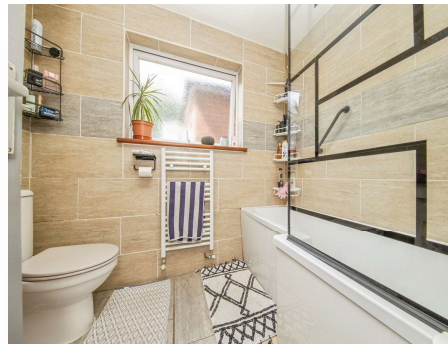
## Harwich Road, Colchester

- Three Bedrooms
- Semi-Detached Family House
- Living Room with Log Burner
- Kitchen/Breakfast Room
- Dining Room/Study

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

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ110007 - 0002

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