



Harrow Road Clacton-on-sea, CO15 3PU

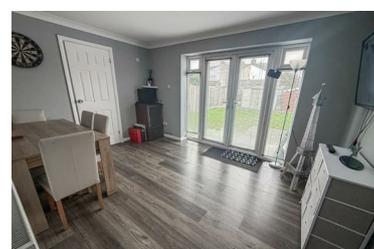
Nestled on Harrow Road in the charming coastal town of Clacton-on-Sea, Essex, this EXTENDED THREE DOUBLE BEDROOM DETACHED HOUSE offers a perfect blend of comfort and convenience. With just over 300 metres to the mainline station, residents will enjoy direct access to London Liverpool Street, making it an ideal choice for commuters.

This property boasts three generous reception rooms, providing ample space for relaxation and entertainment. The layout is thoughtfully designed to accommodate multi-generational living, ensuring that everyone has their own space. The spacious accommodation is set over three floors, allowing for a versatile living experience that can adapt to your family's needs.

The house features two well-appointed bathrooms, making morning routines a breeze for busy households. Its proximity to the town centre means that all local amenities are just a short distance away, enhancing the appeal of this delightful home.

Whether you are looking for a family residence or a property that can cater to various living arrangements, this detached house on Harrow Road is a remarkable find. With its spacious interiors and prime location, it presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Clacton-on-Sea.

- Three Double Bedrooms
- 13'1 x 12 Lounge
- 13'2 x 9'6 Sitting Room
- 11'6 x 10' Dining Room
- 11'6" Fitted Kitchen
- Bath & Shower Rooms
- Fully Double Glazed
- Gas Central Heating (n/t)
- Approx 52' Rear Garden
- EPC Rating TBC & Council Tax B



Price £244,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Stairflight to First Floor with built in understairs storage cupboard housing gas boiler (not tested). Feature wood panelled decorative flooring. Radiator. Doors to Lounge & Kitchen.



LOUNGE

13' into bay x 12'6

Picture rail. Radiator. Wood effect flooring. Double glazed bay window to front.



KITCHEN

11'6 x 7'5

Fitted with a range of Beech effect laminated panelled fronted units. Laminated rolled edge work services with cupboards, drawers & storage space under. Range of matching wall mounted cabinets. Inset one and half bowl ceramic sink unit with mixer taps. Cooker space. Space & plumbing for washing machine, dishwasher and tumble dryer. Tiled splashbacks. Tile effect flooring. Archway and open access to Dining Room.



DINING ROOM

11'6 x 10'1

Radiator. Wood effect flooring. Tall American style fridge/freezer space. Wood effect flooring. Radiator. Internal window to sitting room. Double doors to Sitting Room.



SITTING ROOM

13'2 x 9'4

Wood effect flooring. Radiator. Double glazed double doors with matching side double glazed picture windows to rear garden. Door to Ground Floor Shower Room.



SHOWER ROOM

Fitted with a three piece modern white suite. Comprises double shower cubicle. Pedestal wash hand basin. Low level W.C. Heated towel rail. Wood effect flooring. Extractor fan (not tested). Double glazed window to side.



FIRST FLOOR LANDING

Radiator. Built in airing cupboard housing hot water cylinder (not tested). Double glazed window to front. Stair flight to Second Floor. Doors to:



BEDROOM TWO

12'1 x 11'4

Picture rail. Wood effect flooring. Radiator. Double glazed window to front.



BEDROOM THREE

11'6 x 10'0

Picture rail. Wood effect flooring. Radiator. Sealed unit double glazed window to rear.



BATHROOM

Fitted with a modern three piece white suite. Comprises panelled bath with shower unit over and with glazed shower screen. Vanity wash hand basin with cupboards below. Low level WC. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to rear.



SECOND FLOOR LANDING

Built in storage cupboard. Door to Principal Bedroom.

PRINCIPAL BEDROOM

14'6 x 12'6

Part sloping vaulted ceiling with part exposed beam. Radiator. Velux window. Double glazed window to side.



OUTSIDE - FRONT

Small front garden mainly laid to shingle and enclosed by part brick wall and wooden pedestrian entrance gate. Gate giving side pedestrian access to rear garden. The road is not permit parking and has no timed parking restrictions outside.



OUTSIDE - REAR

Approximately 52' x 25' garden. Paved patio area. Mainly laid to lawn. Metal storage shed. Additional storage shed. Enclosed by panelled fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains. (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0724

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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