



LAMB & CO

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Inspired by property, driven by passion.



LONDON ROAD, CLACTON-ON-SEA, CO15 4EF

OFFERS IN EXCESS OF £575,000

This impressive six-bedroom detached house in Clacton-on-Sea spans a generous 2,238 sq. ft. and is beautifully presented throughout. Perfect for large families or those seeking ample living space, the property boasts spacious rooms with high-quality finishes, including a bright and inviting living area, a modern kitchen, and multiple well-proportioned bedrooms. Outside, the home features a private garden, ideal for family gatherings and relaxation, along with ample parking. Located close to local amenities, schools, and the coastline, this home offers a fantastic blend of space, comfort, and convenience in a desirable seaside setting.

- Six Bedrooms
- Two En Suites
- Games Room
- Open Plan Living
- High Standard Throughout
- EPC - C

ENTRANCE HALL

BEDROOM FIVE

12'00" 9'6" (3.66m 2.90m)

BEDROOM FOUR

12'5" 11'4" (3.78m 3.45m)

BEDROOM SIX

12'00" 9'5" (3.66m 2.87m)

DINING ROOM

16'9" 15'00" (5.11m 4.57m)



BATHROOM

12'00" 9'00" (3.66m 2.74m)



KITCHEN/LIVING SPACE

28'00" 19'00" (8.53m 5.79m)



BEDROOM TWO

17'2" 19'00" (5.23m 5.79m)



EN SUITE

9'00" 6'00" (2.74m 1.83m)

BEDROOM THREE

16'9" 10'4" (5.11m 3.15m)



BEDROOM ONE

20'00" 16'10" (6.10m 5.13m)



OUTSIDE



OUTSIDE REAR



GAMES ROOM



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

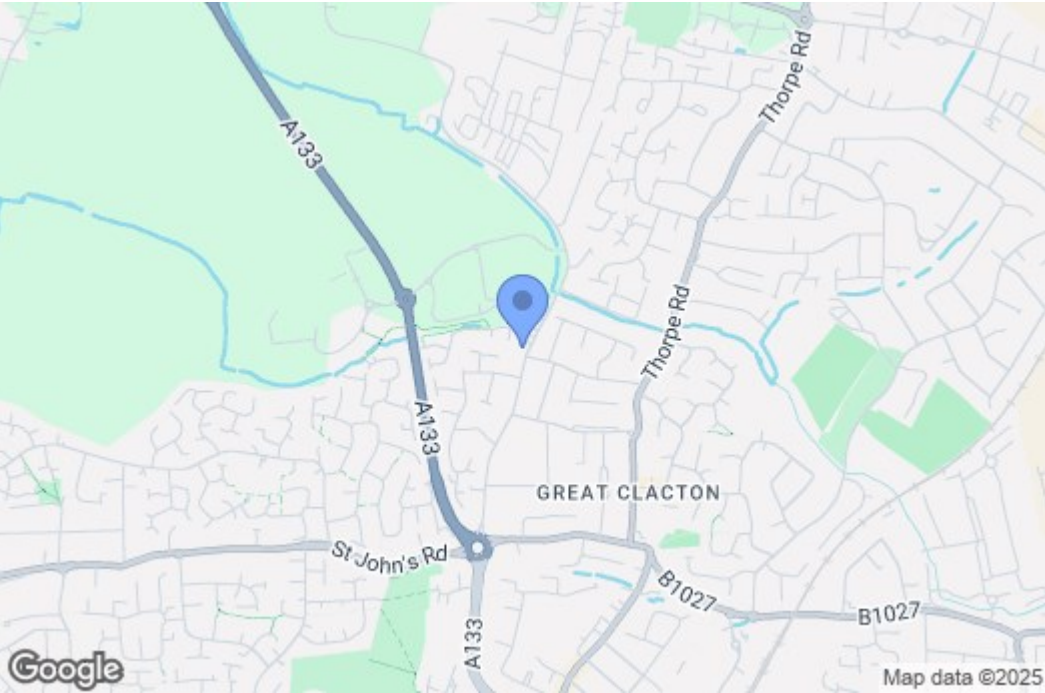
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

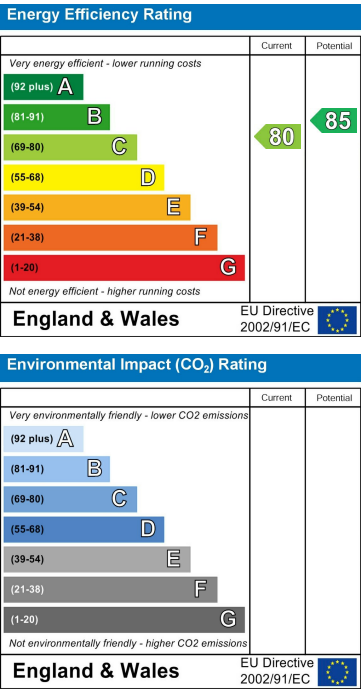
Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: EE, Three - Limited. Vodafone,
O2 - Likely
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West



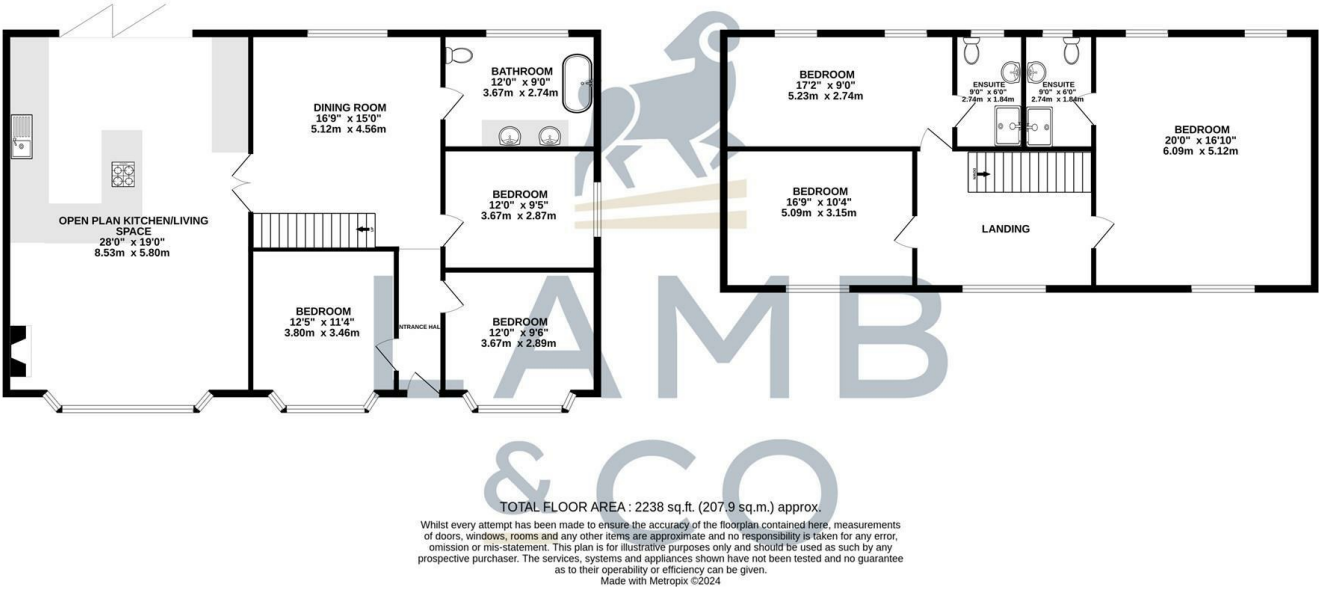
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.