



LAMB & CO

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Inspired by property, driven by passion.



WASHFORD GARDENS, CLACTON-ON-SEA, CO15 1XA

GUIDE PRICE £450,000

Guide Price £450,000 - £475,000. Spacious and well-presented, this impressive family home is positioned on a peaceful cul-de-sac in the desirable Royals area. The property offers ample living space, including a bright lounge, a separate dining room, and a kitchen/diner. Externally, the home features a private south/west facing rear garden, an in/out driveway, and a double garage.

- Four Bedrooms
- Double Garage & Driveway
- Conservatory
- Royals
- Separate Dining Room
- Utility Room
- No Onward Chain
- EPC - D
- Ensuite to Bedroom One

ENTRANCE HALL

W.C

5'5" 5'00" (1.65m 1.52m)

LOUNGE

25'8" 16'10" (7.82m 5.13m)



KITCHEN/DINING ROOM

18'7" 12'9" (5.66m 3.89m)



UTILITY ROOM

15'6" 5'6" (4.72m 1.68m)

DINING ROOM

14'7" 10'9" (4.45m 3.28m)

CONSERVATORY

11'7" 10'00" (3.53m 3.05m)



BEDROOM ONE

14'8"13'1" (4.47m3.99m)



EN SUITE

6'3" 5'2" (1.91m 1.57m)



BATHROOM

8'9" 5'6" (2.67m 1.68m)



BEDROOM TWO

12'4" 10'10" (3.76m 3.30m)



BEDROOM FOUR

9'00" 8'8" (2.74m 2.64m)



OUTSIDE



BEDROOM THREE

9'7" 8'10" (2.92m 2.69m)



OUTSIDE REAR



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: F

Heating: Gas

Services:

Broadband:

Mobile Coverage:

Construction:

Loft Boarded: Yes

Restrictions:

Rights & Easements:

Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain (Awaiting Probate)

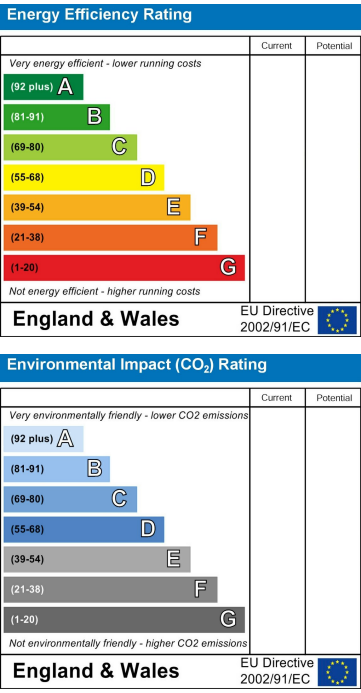
Garden Facing: South West



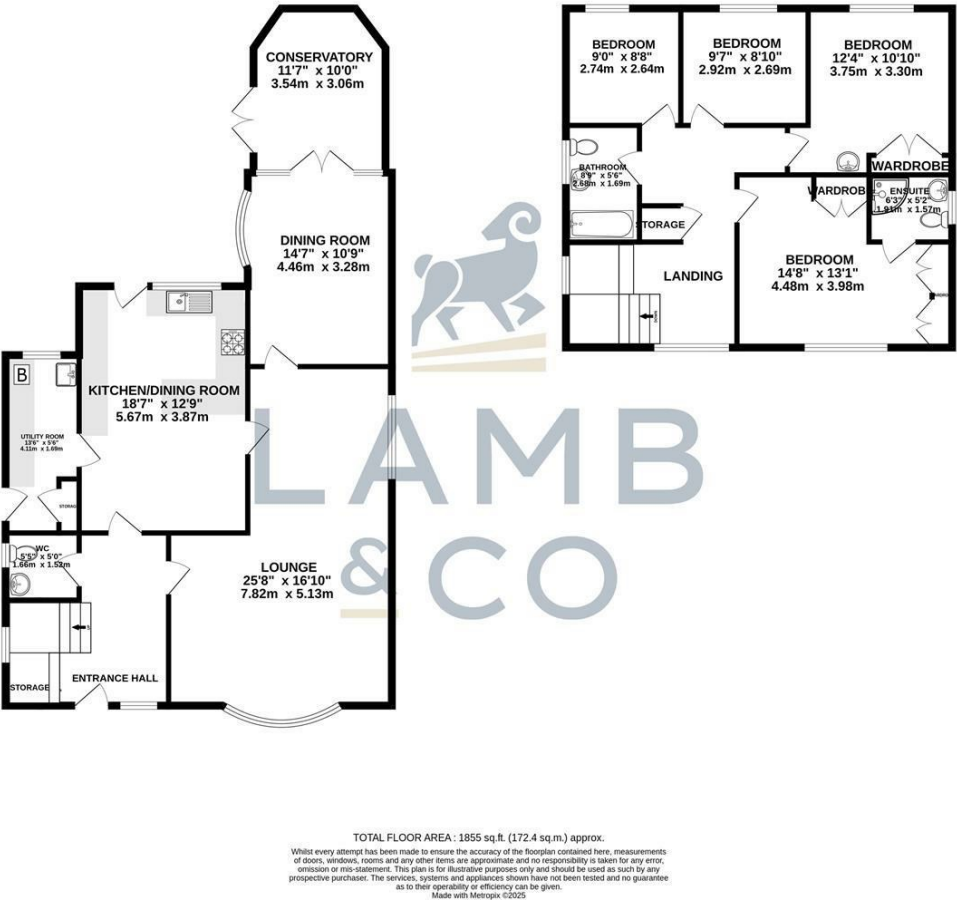
Map



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.