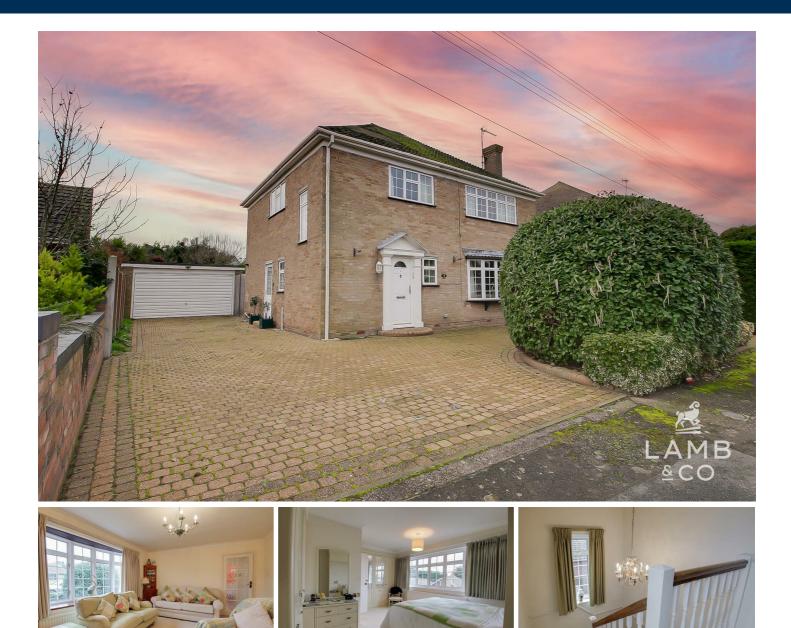


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# WASHFORD GARDENS, CLACTON-ON-SEA, CO15 1XA GUIDE PRICE £450,000

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



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



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



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



OUTSIDE



### 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.

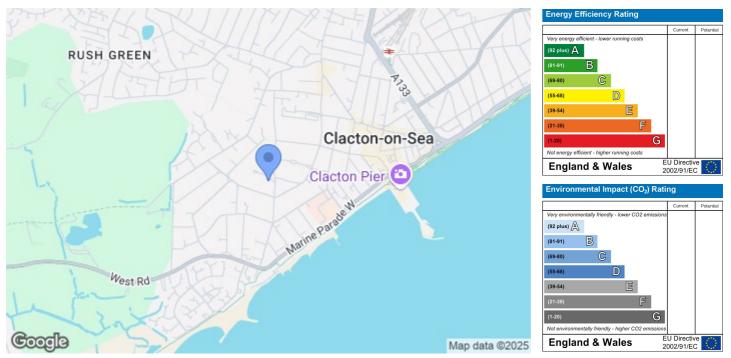
### Additional Info

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

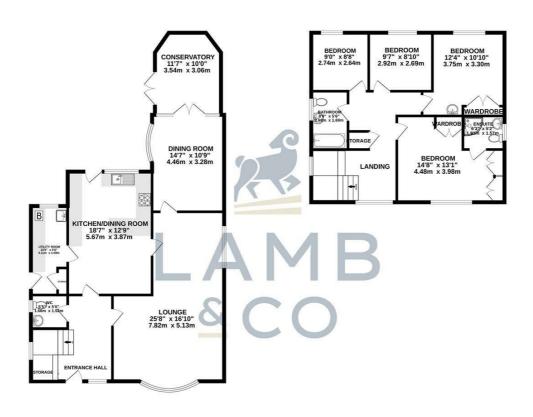


#### Map

### **EPC Graphs**



### Floorplan



TOTAL FLOOR AREA: 1855 sq.ft. (172.4 sq.m.) approx. White every atterned has been made to ensure the accuracy of the floopjan contained here, measurements of body, windows, to come and any other times are approximate and to responsibility to sake flo any error, omssion or min-statement. This plan is for illustrate purposes only and should be used as so both y any projective purposes. This should be used as so that the second should be used as so both any statement is as to there appealing or efficiency can be given.

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.

