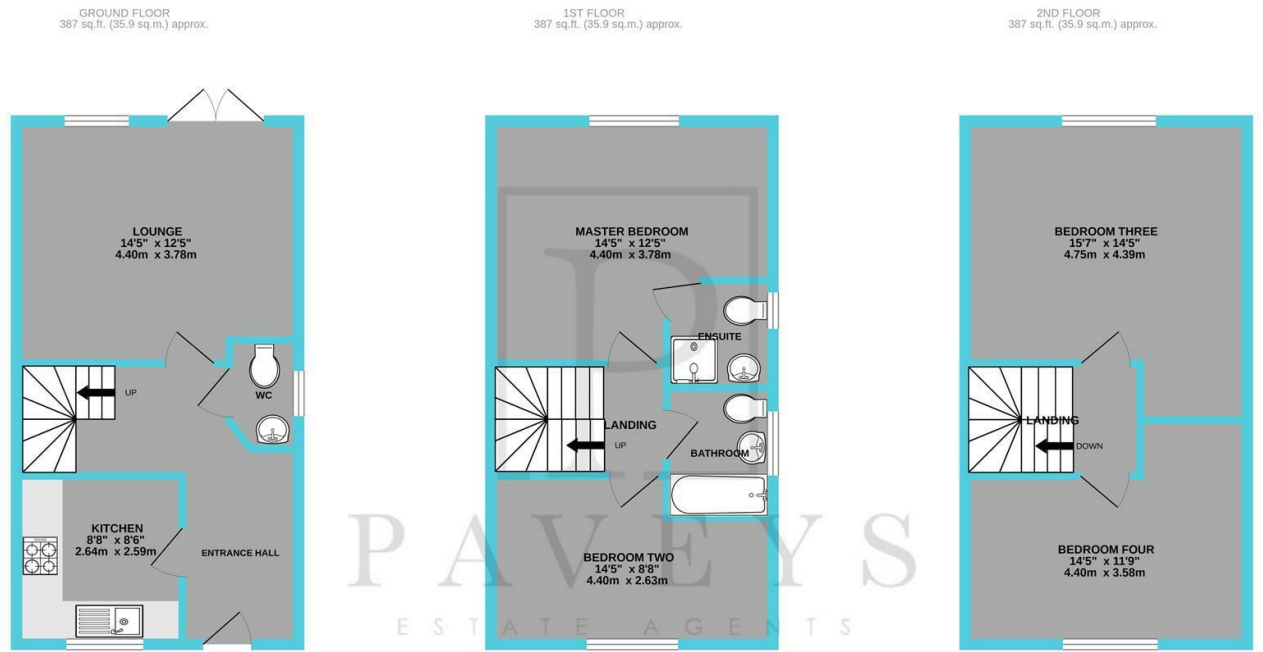


42, Woodberry Way  
Walton On The Naze, CO14 8EL  
Price £350,000 Freehold



**NO ONWARD CHAIN!**

Paveys have the pleasure in bringing to the market this **FOUR DOUBLE BEDROOM MODERN TOWN HOUSE** located a short stroll from the Seafront and Walton Railway Station. This spacious property offers plenty of family accommodation arranged over three floors and has been fully redecorated from top to bottom with new flooring fitted throughout. The ground floor offers the lounge with French doors to the rear garden, the kitchen and cloakroom. On the first floor is the master bedroom with en-suite, second double bedroom and the family bathroom and a further two double bedrooms on the top floor. To the rear of the property is a private garden and to the front off road parking. Woodberry Way is conveniently positioned within easy reach of Walton-on-the-Naze Town Centre, local schools and amenities. Call Paveys today to arrange a viewing.



TOTAL FLOOR AREA: 1161 sq.ft. (107.8 sq.m.) approx.  
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**ENTRANCE HALL**

Double glazed entrance door to front aspect, fitted carpet, smooth ceiling, stair flight to First Floor, radiator.

**KITCHEN 8'8 x 8'6 (2.64m x 2.59m)**

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with extractor hood over, space and plumbing for washing machine, integrated fridge freezer. Double glazed window to front, tiled flooring, smooth ceiling, tiled splash backs, under unit lighting, breakfast bar, radiator.

**CLOAKROOM**

White suite comprising low level WC and wash hand basin. Double glazed window to side, tiled flooring, smooth ceiling, radiator.

**LOUNGE 14'5 x 12'5 (4.39m x 3.78m)**

Double glazed French doors to rear garden, double glazed window to rear, fitted carpet, smooth and coved ceiling, TV point, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Fitted carpet, smooth ceiling, stairs to Second Floor, radiator.

**MASTER BEDROOM 14'5 x 12'5 (4.39m x 3.78m)**

Double glazed window to rear, fitted carpet, smooth and coved ceiling, door to En-Suite, radiator.

**EN-SUITE TO MASTER BEDROOM**

White suite comprising low level WC, pedestal wash hand basin and tiled shower cubicle with electric shower. Double glazed window to side, tiled flooring, part tiled walls, smooth ceiling, radiator.

**BEDROOM TWO 14'5 x 8'8 (4.39m x 2.64m)**

Double glazed window to rear, fitted carpet, smooth and coved ceiling, radiator.

**BATHROOM**

White suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to side, tiled flooring, part tiled walls, smooth ceiling, radiator.

**SECOND FLOOR LANDING**

Fitted carpet, smooth and coved ceiling, radiator.

**BEDROOM THREE 15'7 x 14'5 (4.75m x 4.39m)**

Double glazed window to rear, fitted carpet, smooth and coved ceiling, radiator.

**BEDROOM FOUR 14'5 x 11'9 (4.39m x 3.58m)**

Double glazed window to front, fitted carpet, smooth and coved ceiling, radiator.

**OUTSIDE FRONT**

Block paved driveway bordered by mature shrubs and flowers, exterior light, gated access to rear.

**OUTSIDE REAR**

Private rear garden, laid to lawn, patio area, panel fencing, exterior light, timber shed, gated access to front.

**IMPORTANT INFORMATION**

Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: C  
The property is connected to electric, gas, mains water and sewerage.

**DISCLAIMER**

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

**MONEY LAUNDERING REGULATIONS 2003**

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.