



138, Connaught Avenue  
Frinton-On-Sea, CO13 9AD

Price £625,000 Freehold



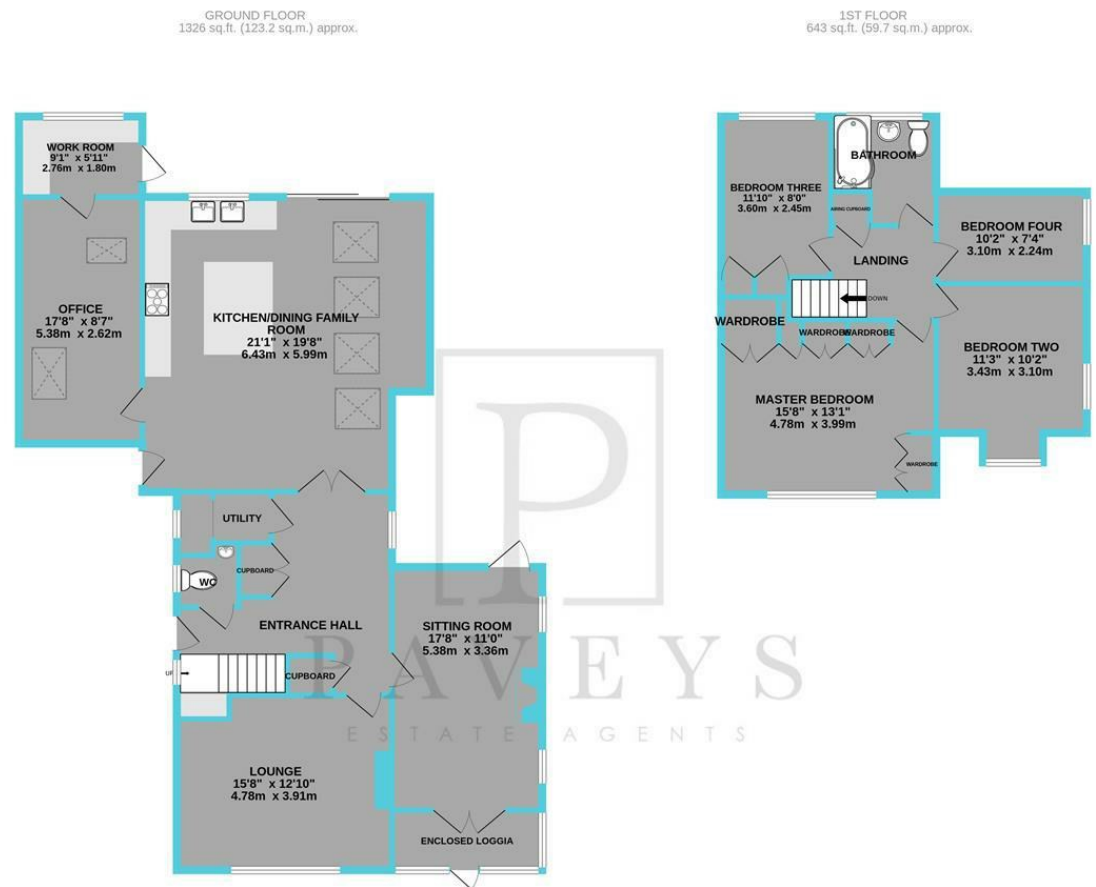
PAVEYS  
ESTATE AGENTS



Positioned in the heart of the coastal town of Frinton-on-Sea is this EXTENDED CHARACTER PROPERTY with GORGEOUS KITCHEN FAMILY ROOM AND LARGE REAR GARDEN to be sold with NO ONWARD CHAIN. This beautiful family home has a bright and airy interior along with plenty of space for the whole family. Key features include the stunning kitchen family room with vaulted ceiling, under floor heating and doors to the garden, high end kitchen appliances, two reception rooms, generous home office, four bedrooms, bespoke fitted wardrobes and family bathroom. The front garden has been fully paved providing ample off road parking to the front of the garage. The beautiful rear garden is laid to lawn with two summer houses and a greenhouse. The property is positioned within easy reach of the pretty seafront, the shops and restaurants and rail services to Central London. An internal view is highly recommended in order to appreciate this charming property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



138, CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9AD  
TOTAL FLOOR AREA: 1969 sq.ft. (182.9 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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#### ENTRANCE HALL

Original wooden entrance door, smooth ceiling with spot lights, two double glazed windows to side, built in double cupboard, engineered oak flooring, radiator, stair flight to first floor.

#### CLOAKROOM

Double glazed window to side, smooth ceiling, low level W/C, vanity wash hand basin, vinyl floor, radiator.

#### LOUNGE 15'8 x 12'10 (4.78m x 3.91m)

Double glazed window to front, fitted shutters, smooth ceiling with spot lights, picture rail, fitted carpet, radiator.

#### SITTING ROOM 17'8 x 11' (5.38m x 3.35m)

Two wooden glazed windows to side, wooden glazed door to rear garden, wooden glazed french doors to enclosed loggia, smooth ceiling with spot lights, picture rail, feature log burner with slate hearth and oak beam mantle, engineered oak flooring, radiator.

#### ENCLOSED LOGGIA 11' x 4'3 (3.35m x 1.30m)

Double glazed windows to front and side, double glazed door to front, fitted carpet.

#### UTILITY/PANTRY CUPBOARD 7'9 x 3'8 (2.36m x 1.12m)

Glazed window to side, range of fitted shelving, plumbing and space for washing machine, engineered oak flooring.

#### KITCHEN DINING FAMILY ROOM 21'1 x 19'8 (6.43m x 5.99m)

Feature valuted ceiling with four double glazed Velux windows with fitted blinds, two of which are electric operated, double glazed window to rear, double glazed patio doors to rear, spot lights, modern fitted matching under and over counter units, quartz work top and upstands, double ceramic butler sink with mixer tap, Neff induction hob with hood, Neff double oven, intergated AEG dishwasher, freestanding LG american fridge freezer, under plinth and under counter lighting, porcelain tiled flooring, under floor heating, two tall designer radiators, further composite door to front.

#### OFFICE 17'8 x 8'7 (5.38m x 2.62m)

Two double glazed Velux windows, feature vaulted ceiling with painted beams, engineered oak flooring, radiator, door to

#### WORK ROOM 9'1 x 5'11 (2.77m x 1.80m)

Double glazed window to rear, wooden door to rear garden, roll edged work top with white fronted drawers, vinyl floor.

#### FIRST FLOOR LANDING

Smooth ceiling with spot lights, loft access, built in airing cupboard, fitted carpet, (boiler and water tanks are in the loft and have been replaced in recent years ADVISED BY VENDOR N/T by agent)

#### MASTER BEDROOM 15'8 x 13'1 (4.78m x 3.99m)

Double glazed window to front, fitted shutters, smooth ceiling with spot lights, picture rail, range of bespoke fitted wardrobes, fitted carpet, radiator.

#### BEDROOM TWO 11'3 x 10'2 (3.43m x 3.10m)

Two double glazed windows to front and side, fitted shutters, picture rail, fitted carpet, radiator.

#### BEDROOM THREE 11'10 x 8' (3.61m x 2.44m)

Double glazed window to rear, smooth ceiling, picture rail, two built in storage cupboards with storage above, fitted carpet, radiator.

#### BEDROOM FOUR 10'2 x 7'4 (3.10m x 2.24m)

Double glazed window to side, fitted shutter, picture rail, fitted carpet, radiator.

#### BATHROOM

Double glazed window to rear, white suite comprising of low level W/C, pedestal wash hand basin, P shaped bath with mixer taps, glass curved shower screen, wall mounted shower, fully tiled walls, vinyl tiled floor, radiator.

#### OUTSIDE

#### REAR GARDEN

Approximately 100ft established rear garden mostly laid to lawn, extensive porcelain paved patio area, log store area, established planting, trees and shrubs, greenhouse, summer house and timber shed to remain, outside lighting, gated access to front.

#### FRONT GARDEN

Low brick built dwarf wall, extensive block paved driveway providing off street parking for vehicles, feature victorian lamppost, outside lighting, gated access to rear.

#### IMPORTANT INFORMATION

Council Tax Band: F  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
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 2017

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.