



**Reigate Avenue, CLACTON-ON-SEA CO16 8FB**

**welcome to**

**Reigate Avenue, CLACTON-ON-SEA**

WELL PRESENTED -Situated in a Cul-de-Sac location on the popular Cann Hall development. The property offers modern kitchen/diner, spacious lounge and ground floor WC. The south facing rear garden is laid to lawn with easy access to the garage, and side passages to the front. CALL TODAY.





**Ground Floor**



**First Floor**

**Living Room**  
17' 10" x 13' 3" ( 5.44m x 4.04m )

**Kitchen/Diner**  
15' 7" x 10' 10" ( 4.75m x 3.30m )

**Cloakroom**

**Landing**

**Bedroom 1**  
12' 4" x 10' ( 3.76m x 3.05m )

**Bedroom 2**  
8' 7" x 8' 1" ( 2.62m x 2.46m )

**Bedroom 3**  
11' 8" x 6' 10" ( 3.56m x 2.08m )

**Bedroom 4**  
8' 9" x 8' 2" ( 2.67m x 2.49m )

**Bathroom**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Reigate Avenue, CLACTON-ON-SEA

- Four Bedrooms
- Garage and Off Road Parking
- Kitchen/Diner
- Cul De Sac Position
- Close Proximity To Field Walks

Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS307336](http://williamhbrown.co.uk/Property/CTS307336)



Property Ref:  
CTS307336 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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