



**Walton Road, CLACTON-ON-SEA CO15 6EB**

**welcome to**

**Walton Road, CLACTON-ON-SEA**

This spacious FOUR BEDROOM TWO BATHROOM DETACHED home located close to the gardens, train station and seafront boasts versatile accommodation ideal for a family. A viewing is highly recommended to appreciate what is on offer in this well positioned home.





**Ground Floor**



**First Floor**

### Entrance Hall

### Living Room

14' x 10' 8" ( 4.27m x 3.25m )

### Kitchen

14' 1" x 9' 8" ( 4.29m x 2.95m )

### Dining Room

18' 9" x 9' 9" ( 5.71m x 2.97m )

### Bedroom 1

14' 1" x 12' 11" ( 4.29m x 3.94m )

### Bedroom 2

13' 9" x 8' 1" ( 4.19m x 2.46m )

### Bedroom 3

13' 4" x 9' 3" ( 4.06m x 2.82m )

### Bedroom 4

9' 6" x 6' 6" ( 2.90m x 1.98m )

### Shower Room

### Bathroom

### Annexe

14' x 12' 7" ( 4.27m x 3.84m )

### Lean To

9' 2" x 4' ( 2.79m x 1.22m )

### Front Garden

### Rear Garden

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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## Walton Road, CLACTON-ON-SEA

- Four Bedrooms
- Close To Train Station & Gardens
- Modern Kitchen
- Open-Plan living
- Balcony

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£395,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310103](http://williamhbrown.co.uk/Property/CTS310103)



Property Ref:  
CTS310103 - 0009

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