



**Arnold Road, CLACTON-ON-SEA CO15 1DG**



**welcome to**

**Arnold Road, CLACTON-ON-SEA**

IMMACULATE AND EXTENDED - Located on the ROYALS, this five bedroom detached family home, offers plenty of space and contemporary living. The rear garden provides an ideal space for entertaining, with a modern GARDEN ROOM and HOT TUB ROOM. Internal inspection is highly recommended. CALL TODAY





**Ground Floor**



**First Floor**



**Second Floor**

## Entrance Hall

## Ground Floor Cloakroom

## Living Room

13' 1" x 12' 11" ( 3.99m x 3.94m )

## Kitchen/Diner & Snug

33' 3" x 29' 1" ( 10.13m x 8.86m )

## Utility Room

9' 8" x 7' 11" ( 2.95m x 2.41m )

## Shower Room

9' x 7' 1" ( 2.74m x 2.16m )

## Bedroom 1

14' x 12' 10" ( 4.27m x 3.91m )

## Ensuite

## Bedroom 2

19' 1" x 9' 10" ( 5.82m x 3.00m )

## Bedroom 3

11' 10" x 9' 11" ( 3.61m x 3.02m )

## Bedroom 4

10' x 2' 4" ( 3.05m x 0.71m )

## Bedroom 5

10' 5" x 7' 1" ( 3.17m x 2.16m )

## Bathroom

## Loft Room

19' 2" x 11' ( 5.84m x 3.35m )

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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## **Arnold Road, CLACTON-ON-SEA**

- Extended
- Off Road Parking and Garage
- Extremely Well Presented
- Garden Room & Hot Tub Room
- Bay Fronted

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

offers in excess of

**£775,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310024](https://www.williamhbrown.co.uk/Property/CTS310024)



Property Ref:  
CTS310024 - 0006

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**william h brown**



**01255 221212**



[clactononsea@williamhbrown.co.uk](mailto:clactononsea@williamhbrown.co.uk)



64 Station Road, CLACTON-ON-SEA, Essex,  
CO15 1SP



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**