



william h brown

**Orchard House Heath Road, Tendring CLACTON-ON-SEA CO16 0BX**

william  
h brown

welcome to

## Orchard House Heath Road, Tendring CLACTON-ON-SEA

NO ONWARD CHAIN - Family home in sought-after Tendring village. Features include spacious living areas, ensuite bedrooms, utility room, private garden and off-road parking. Close to A120, top-rated school and scenic countryside with easy access to Manningtree and Colchester.



**Entrance Hall****Lounge**

15' 10" x 12' 7" ( 4.83m x 3.84m )

Double glazed window to front aspect,

**Kitchen/Diner**

22' 5" x 16' 5" ( 6.83m x 5.00m )

French doors to rear aspect,

**Utility Room**

10' 4" x 7' ( 3.15m x 2.13m )

Double glazed window to rear aspect, wall and base units, door to rear aspect, boiler.

**Cloakroom**

Wash hand basin and wc.

**Bedroom 1**

16' 5" x 12' 6" ( 5.00m x 3.81m )

Double glazed window to rear aspect.

**Ensuite**

Shower Room, wc and wash hand basin.

**Dressing Room**

8' 6" x 5' 6" ( 2.59m x 1.68m )

**Bedroom 2**

18' 2" x 10' 7" ( 5.54m x 3.23m )

Double glazed window to front aspect.

**Ensuite**

Double glazed window to front aspect, shower, wc and wash hand basin.

**Bedroom 3**

18' 9" x 10' 5" ( 5.71m x 3.17m )

Double glazed window to front aspect.

**Bedroom 4**

13' 9" x 10' 5" ( 4.19m x 3.17m )

Double glazed window to front aspect.

**Bathroom**

Double glazed window to rear aspect, bath with shower over, wash hand basin, wc.



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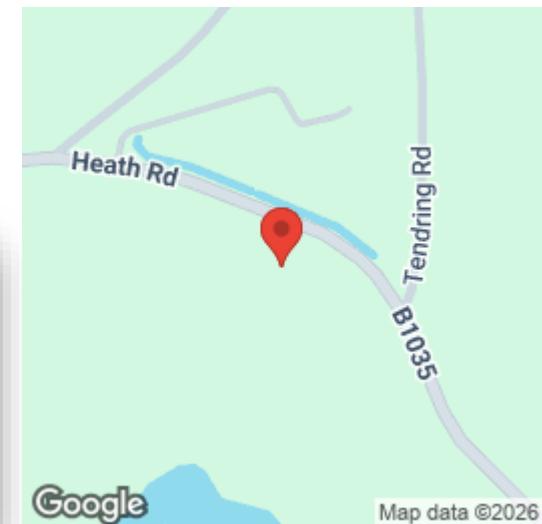
- Four Bedrooms
- Ensuite
- Juliet Balcony Off of Bedroom One
- Garage and Off Road Parking
- Summerhouse In Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£450,000**



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Property Ref:  
CTS308462 - 0004

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