

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
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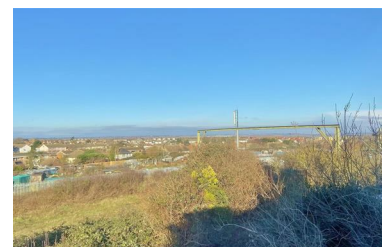
**Sheen's**  
The Action Agents



## Woodberry Way Walton On The Naze, CO14 8EL

Situated in the popular coastal town of Walton-on-the-Naze, located within a hundred metres of the seafront, Sheen's Estate Agents are pleased to offer for sale this 1900's SIX BEDROOM SEMI-DETACHED HOUSE. The property benefits from partial backwater & sea views and boasts original features, two bathrooms and an unoverlooked garden. The property is conveniently situated within half a mile of Walton's town centre and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Six Bedrooms
- Character Property
- Partial Sea & Backwater Views
- Modern Kitchen/Diner
- Scullery/Utility Room
- En-Suite to Master Bedroom
- Enclosed Balcony
- Close to Seafront
- Council Tax Band - C
- EPC Rating - E



**Price £375,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured glazed hardwood door leading to:-

### Entrance Hall

Stair flight to all floors. Under stairs storage cupboard. Wooden flooring. Radiator. Door to:-



## Lounge

19'2" x 11'7"

Open fireplace. Part wood and part tiled flooring. Spotlights. Radiator. Sealed unit double bay window to front.



## Cloakroom

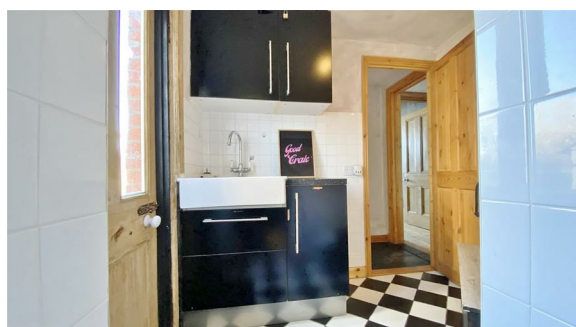
Low level w/c. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Enclosed wall mounted combination boiler providing heat and hot water throughout.



## Scullery / Utility Room

14'10" max x 13'2" max

Square edge worksurfaces. Inset butler sink. Built in double eye level electric oven. Fitted eye and floor level cupboards. Plumbing for washing machine and space for tumble dryer. Space for American style fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed window to rear. Hardwood door to side leading to rear garden.



## Kitchen/Diner

21'1" x 10'5"

Fitted with a range of matching fronted units. Square edge worksurfaces. Inset one and a half stainless bowl sink and drainer unit. Inset six ring gas hob with extractor hood above. Built in eye level electric oven. Part tiled walls. Wood flooring. Brick chimney breast. Radiator. Two sash windows to rear. Window to side. Stable door leading to rear garden.



### First Floor Landing

Stair flight to second floor. Built in airing cupboard. Wood flooring. Radiator. Doors to all rooms. Door to:-



### Master Bedroom

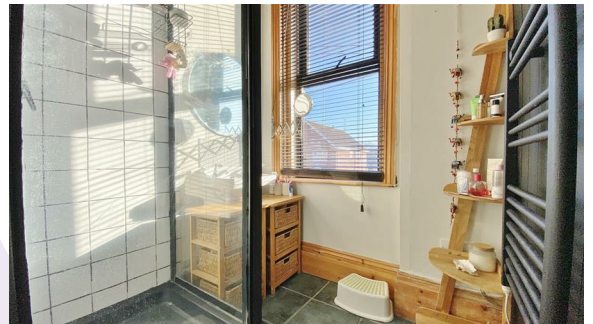
16'5" x 14'9" into bay

Fireplace. Fitted wardrobe. Vertical radiator. Sealed unit double glazed bay window to front. Open access to:-



### En-Suite Shower Room

Wash hand basin. Fitted shower cubicle with wall mounted attachment. Part tiled walls. Tiled flooring. Wall mounted heated towel rail. Sealed unit double glazed window to front.



### Bedroom 5

11'10" x 10'3"

Fitted cupboard. Integral shelving. Wood flooring. Radiator. Sealed unit double glazed window to rear.



### Bedroom 6

7'4" x 7'4"

Wood flooring. Radiator. Sealed unit double glazed window to side.



### Bedroom 3

13' into bay x 10'8"

Fireplace. Fitted cupboard. Wood flooring. Radiator. Sealed unit double glazed bay window to rear with backwater views.



### Bathroom

Wash hand basin with mixer tap set into counter top. Enclosed P shaped panelled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Obscured sealed unit double glazed window to side.



### Separate W/C

Low level w/c. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



## Second Floor Landing

Fitted storage cupboard. Obscured window to rear. Velux window to rear. Door to:-

### Bedroom 4

12'4" x 9'5"

Fitted storage cupboard. Radiator. Sealed unit double glazed window to rear with backwater views.

### Bedroom 2

16'5" x 12'3"

Fireplace. Loft access. Wood flooring. Radiator. Sealed unit double glazed velux window to front. Two windows to front. Double doors leading to:-



### Enclosed Balcony

5'9" x 2'7"

Wood flooring. Sealed unit double glazed windows to front with partial sea views.





### Outside - Rear

Part paved area. Part raised wood decking area. Remainder laid to lawn. Large shed. Access to front via side gate.



### Outside - Front

Part paved area. Remainder laid with shrubs. Pathway leading to entrance door. Enclosed by brick wall.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### Anti Money Laundering

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

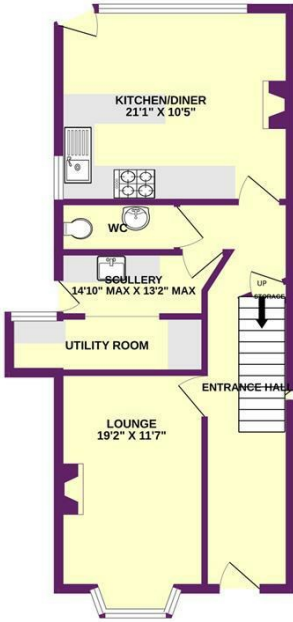
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Disclaimer - wide angle lens etc.

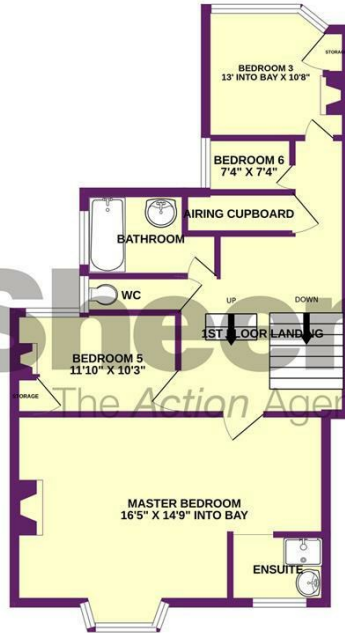
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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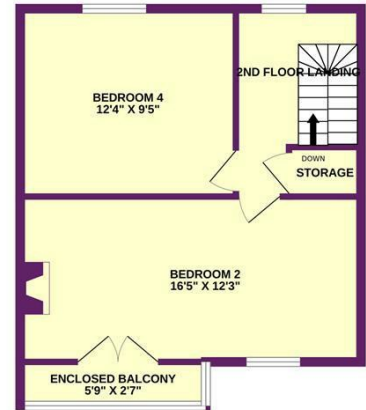
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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## Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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