



## Kirby Road Walton On The Naze, CO14 8RB

\*\*\* NO ONWARD CHAIN \*\*\* Located on the outskirts of Walton-on-the-Naze, boasting a large SOUTH FACING plot with POTENTIAL TO EXTEND S.T.P.P. Sheen's Estate Agents are delighted in bringing to market this FOUR BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE. 'Garson House' has been in the same family ownership for the past 60 years with virtually no alteration to its original 1920's fabric. It represents an opportunity for refurbishment and enhancement to add the facilities that are looked for in 21st century family living accommodation. The property offers beautiful character features, 170ft rear garden, two reception rooms, detached garage & off road parking. The property is conveniently located within walking distance of M&S Food Hall and approximately three quarters of a mile from Walton's town centre, mainline railway station and seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Four Bedrooms
- Two Reception Rooms
- Character Property
- Potential to Extend S.T.P.P.
- Detached Garage & Off Road Parking
- Approx. 170ft South Facing Garden
- Non-Estate Position
- No Onward Chain
- Council Tax Band - E
- EPC Rating - TBC



**Price £479,995 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

Tiled flooring. Obscured windows to side. Sealed unit double glazed windows to front. Obscured period featured door leading to:

### Entrance Hall

12'11" x 11'2"

Stair flight to first floor. Under stairs storage cupboard. Radiator. Featured obscured sash windows to side and front aspect. Doors to:



### Lounge

17' into bay x 12'11"

Fire surround with inset electric fire. Two radiators. Sealed unit double glazed window to side. Bay window to front.



## Dining Room

15'11" x 14'11" into bay

Tiled fire surround with inset electric fire. Wall lights. Two radiators. Sealed unit double glazed bay window to side. Secondary glazed windows to rear. Secondary glazed door leading to rear garden. Door to:



## Kitchen

12'1" x 10'7"

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Further selection of units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Obscured hardwood door to:



### Inner Hall

Tiled flooring. Obscured window to side. Obscured hardwood door to:

### Cloakroom

High level WC. Enclosed newly installed Baxi boiler providing heating and hot water throughout. Vinyl flooring. Wall mounted electric heater. Obscured sealed unit double glazed window to side.



### Landing

Loft access. Electric radiator. Window to side. Doors to:





### Bedroom One

15'2" x 12'11"

Built in airing cupboard housing hot water cylinder. Wash hand basin with splashback. Radiator. Sealed unit double glazed windows to side and front.



### Bedroom Two

13'1" x 11'5"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

12'10" x 8'7" into dr

Electric radiator. Sealed unit double glazed window to rear.



### Bedroom Four

12'10" x 8'4"

Built in wardrobes. Built in storage cupboard with integral shelving. Radiator. Sealed unit double glazed bay window to side.



## Bathroom

9'8" x 6'11"

Wash hand basin. Enclosed panelled bath with shower attachment. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Radiator. Fitted towel rail. Sealed unit double glazed window to front.



## Separate WC

Low level WC. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to front.





### Outside - Rear

Approx. 170ft South Facing Garden. Part paved area. Remainder laid to lawn. Beds stocked with an array of trees; shrubs and bushes. Two sheds to remain. Greenhouse to remain. Outside tap. Outside light. Private access door to garage. Access to front via sides gate.



Alternate Outside Rear View





### Outside - Front

Pathway leading to entrance door and side access. Hard standing concrete area providing off street parking for several vehicles leading to detached garage with double doors. Remainder laid to lawn with borders stocked with mature flowers, shrubs and featured tree. Enclosed by low fencing and gates for entrance.



### Agents Note

The property is being marketed with a proposal for a single and two storey rear extensions and a pre planning application enquiry has been submitted to Tendring District Council. A full set of plans/drawings have been completed to demonstrate the potential of the property and are available for inspection via ourselves; these plans will be included with the sale of the house.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

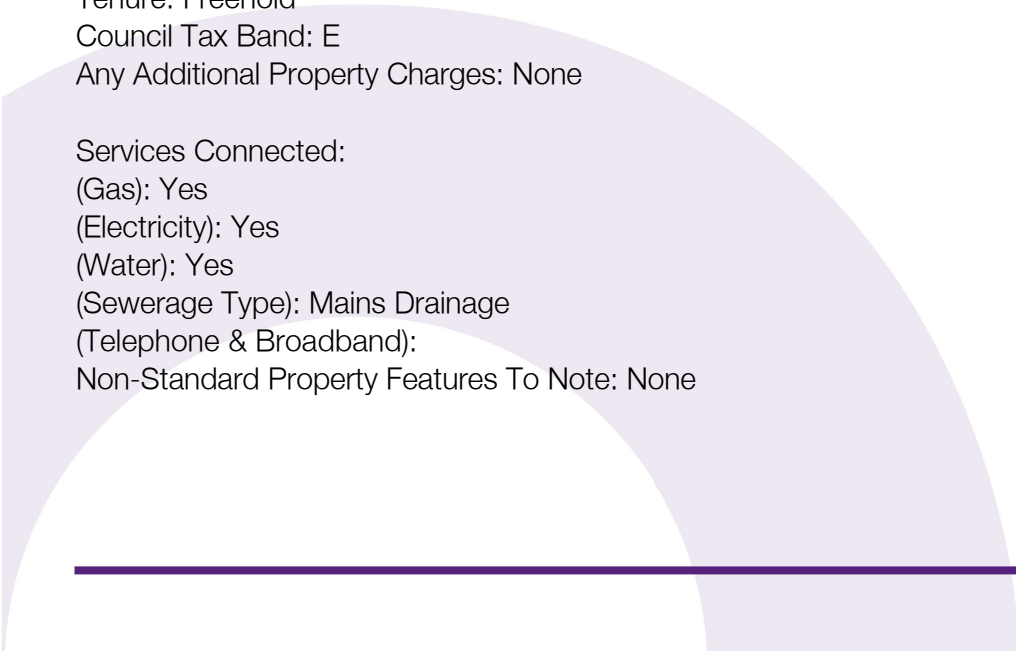
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None



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.

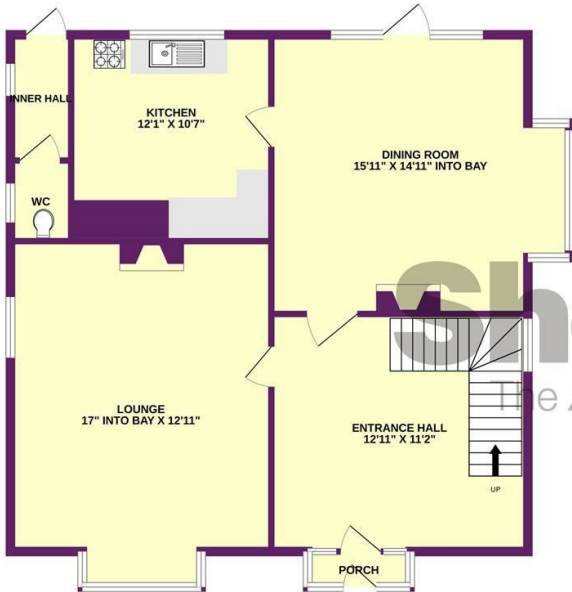
**Disclaimer - wide angle lens etc.**

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.

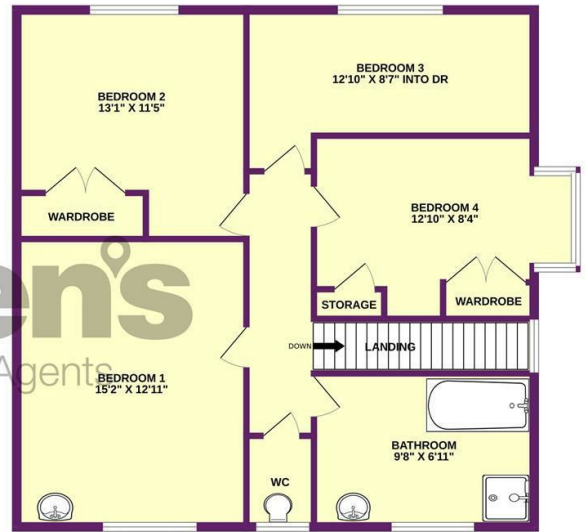




GROUND FLOOR



1ST FLOOR



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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