



Secret Waters Walton On The Naze, CO14 8FG

Sheen's Lettings & Management are pleased to offer to rent this **THREE BEDROOM SEMI-DETACHED HOUSE**. The property is located on the popular 'Hamford' Park Development and benefits from three bedrooms with a potential fourth bedroom. Please call us on 01255 852555 to book your viewing.

- Three Bedrooms
- Potential Fourth Bedroom
- Ground Floor Cloakroom
- En-Suite To Master Bedroom
- Off Street Parking
- Available Soon
- EPC Rating B
- Council Tax Band B



£1,700 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Obscured sealed unit double glazed door leading to:

ENTRANCE HALLWAY

Stair flight to first floor. Stair lighting. Under stair storage cupboard. Vinyl flooring. Radiator. Door to:

KITCHEN/BREAKFAST ROOM

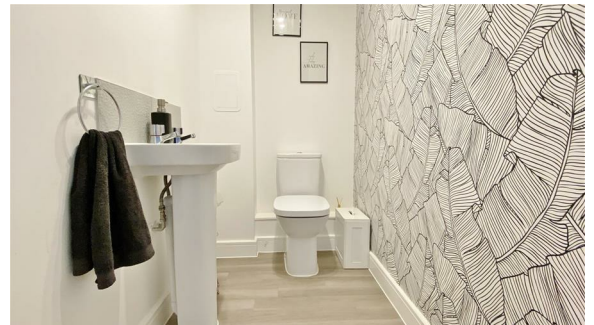
11'8 x 10'

Fitted with a range of matching high gloss fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level double electric oven. Integrated washing machine. Integrated fridge/freezer. Integrated dish washer. Wooden splash back. Vinyl flooring. Under cupboard lighting. Plinth lighting. Enclosed boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to front overlooking green and yacht club.



CLOAKROOM

Low level WC. Pedestal wash hand basin. Tiled splashback. Vinyl flooring. Extractor fan. Radiator.



LOUNGE/DINER

15'8 x 11'4

Vinyl flooring. Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to garden.



FIRST FLOOR LANDING

Stair flight to second floor. Radiator. Sealed unit double glazed window to front overlooking green and yacht club. Doors to:



BEDROOM TWO

15'9 x 11'9

Potential to convert room into a fourth bedroom. Radiator. Two sealed unit double glazed windows to rear.



BATHROOM

White suite comprises of low level WC. Pedestal hand wash basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan. Radiator.



BEDROOM THREE

8'9 x 8'5

Radiator. Sealed unit double glazed window to front.



SECOND FLOOR LANDING

Built in storage cupboard. Door to:

MASTER BEDROOM

17'11 x 12'3

Loft access. Radiator. Sealed unit double glazed dormer window to front. Sealed unit double glazed velux window to rear. Door to:



EN-SUITE

White suite comprises of low level WC. Pedestal hand wash basin with mixer tap. Enclosed shower cubicle with wall mounted shower attachment. Tiled splash back. Vinyl flooring. Extractor fan. Radiator. Sealed unit double glazed velux window to rear.



OUTSIDE - REAR

Part paved area. Remainder laid to lawn. Access to front via side gate. Enclosed by panelled fencing.



OUTSIDE - FRONT

Block paved driveway providing off street parking. Additional lawn area comprising of flowers and shrubs which could be changed to further off road parking. Pathway leading to entrance door.



Checks For Right To Rent

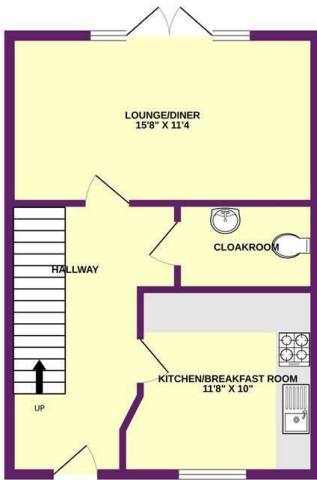
As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



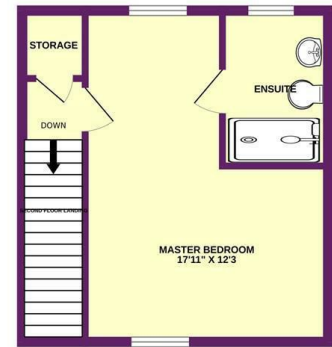
GROUND FLOOR



1ST FLOOR



2ND 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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