



## Greville Close Walton-on-the-Naze, CO14 8HR

**\*\* SEA VIEWS \*\*** Occupying a quiet secluded position with stunning sea views to the front and having undergone complete modernisation by the current owner, Sheens Estate Agents have the pleasure in bringing to market this **THREE BEDROOM SEMI-DETACHED HOUSE**. The property boasts a large lounge/dining space, ground floor cloakroom, modern fitted kitchen and first floor shower room, 40' rear garden with summer house and a garage with off street parking. The property offers beautiful sea views from first floor and is conveniently located within a stones throw of the seafront and is within one mile of shopping amenities in Walton's town centre and the mainline railway station with it's links to London Liverpool Street. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Beautiful Sea Views**
- **Modernised Throughout To A High Standard**
- **Ground Floor Cloakroom & First Floor Shower Room**
- **Private Secluded Position**
- **40' Rear Garden With Summer House**
- **Garage In Block & Off Street Parking**
- **EPC Rating C**
- **Council Tax Band C**



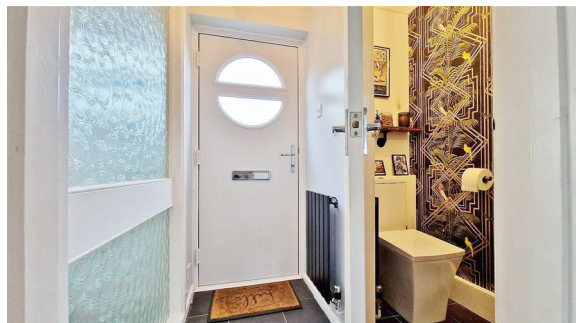
**Price £335,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:-

## Entrance Hall

Tiled flooring. Feature panel radiator. Obscured window to lounge. Door to:-



## Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Tiled flooring. Obscured sealed unit double glazed window to side.



## Lounge/Diner



## Lounge Area

17'2" x 17'

Stair flight to first floor. Three bespoke built in under stairs storage cupboards. Sealed unit double glazed bay window to front. Door to kitchen. Open access to:-



## Dining Area

12'2" x 8'8"

Wood flooring. Serving hatch to kitchen. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed French doors to rear.



## Kitchen

11'9" x 8'5"

Fitted with a range of modern white fronted units. Rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit. Five ring gas hob with extractor hood above. Built in eye level oven. Further selection of matching units at both eye and floor level. Integrated washing machine. Plumbing for dishwasher. Space for American style fridge/freezer. Part tiled walls. Tile flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door giving access to side.



## First Floor Landing

Loft access with pull down ladder, part boarded with lighting. Radiator. Sealed unit double glazed window to side. Door to:-



## Bedroom 1

13'2" to wardrobe x 11'3"

Built in wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed window to front with sea views.



## Bedroom 2

13'3" x 8'5" + door recess

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



### Bedroom 3

9'1" x 8'5"

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



### Shower Room

Modern fitted with a white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage under. Fitted shower cubicle with over head rainfall shower and separate attachment with integrated controls. Shower screen. Wall mounted mirrored cabinet with Bluetooth connectivity and speakers. Heated towel rail. Fully tiled walls. Tiled flooring. Built in airing cupboard housing newly installed combination boiler. Obscured sealed unit double glazed window to front.



## Outside - Rear

40' approx

Patio area. Part laid to lawn. Raised beds stocking flowers, shrubs and bushes. Outside socket. Outside tap. Outside lights. Access to front via side.



## Summer House

12'5" x 9'2"

Power and lighting connected. Double glazed windows to front and side aspects. French doors to front.



### Outside - Front

Laid to lawn. Array of beds stocking flowers, shrubs and bushes. Private gate leading to seafront. Hardstanding area providing off street parking leading to garage in block with an up and over door.





## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/10.24

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.

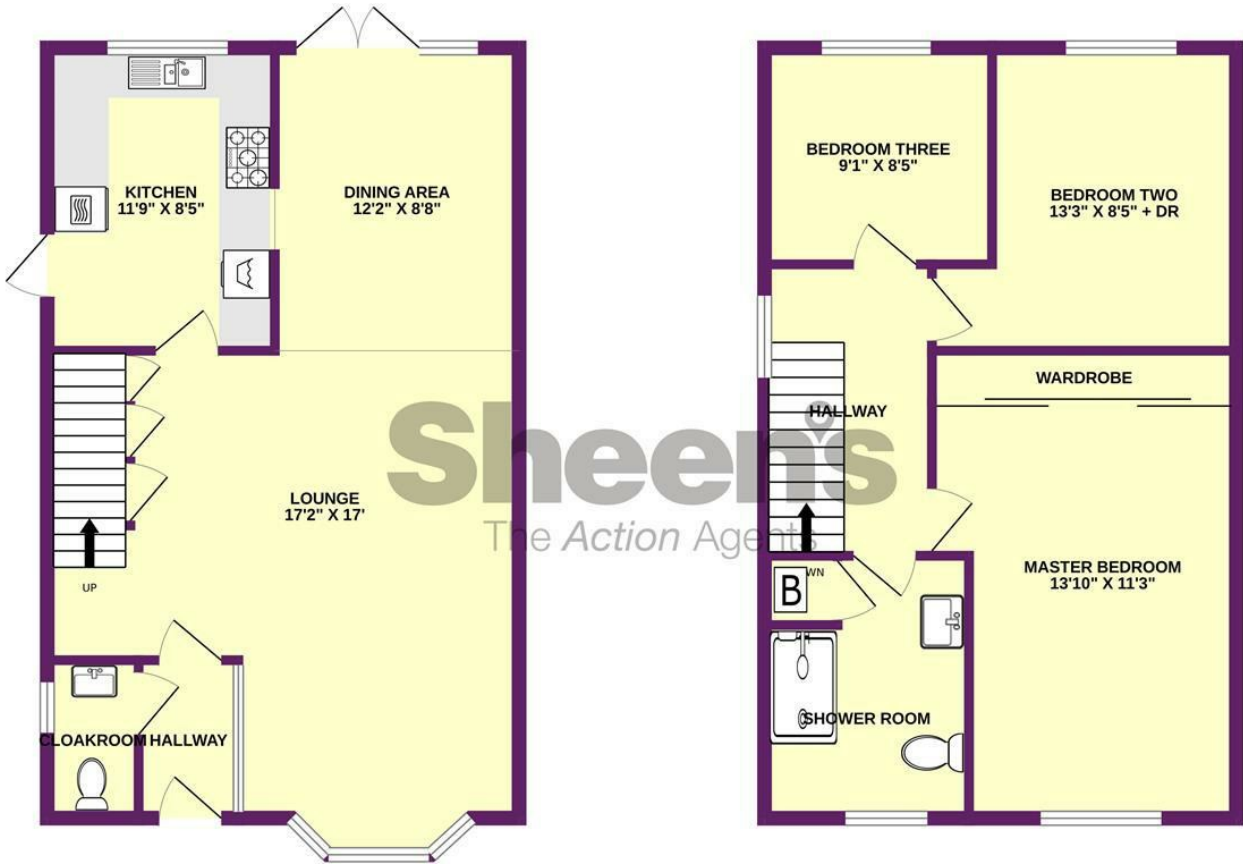
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

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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