



## Walden Way Frinton-On-Sea, CO13 0BQ

Situated just outside Frinton's prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property benefits from a modern kitchen and shower room and is situated on a good sized, secluded plot boasting from beautiful gardens. The property is conveniently located within a third of a mile of Frinton's shopping amenities in Connaught Avenue, Seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Double Bedrooms
- Modern Shower Room & Separate WC
- Beautifully Landscaped Front & Rear Gardens
- Conservatory/Dining Room
- Barn Style Cabin
- Garage & Off Road Parking
- Close to 'Frinton' Gates
- Sought After Location
- Early Viewing Advised
- Council Tax Band - C / EPC Rating - D



**Price £385,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit composite door leading to:

### Hallway

Built in storage cupboard. Engineered wooden flooring. Loft access with pull down ladder. Radiator. Doors to:



### Bedroom One

17' x 10'4"

Wooden flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.



### Bedroom Two

10'9" x 10'6"

Wooden flooring. Radiator. Sealed unit double glazed window to front.



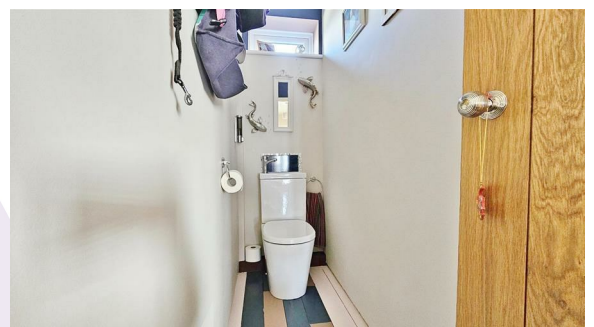
### Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted shower cubicle with fitted shower screen and wall mounted shower attachments. Part tiled walls. Part weather boarded. Tiled flooring. Spotlights. Wall mounted heated towel rail and radiator. Obscured sealed unit double glazed window to side.



### Separate WC

Low level WC with incorporated wash hand basin with mixer tap. Wooden flooring. Obscured sealed unit double glazed window to rear.



### Kitchen

11'1" x 9'2"

Fitted with a range of matching wooden fronted units. Minerva (solid) hard edge work surfaces. Inset butler sink and minerva drainer. Cooker to remain. Further selection of matching units both at eye and floor level. Enclosed combination boiler providing heating and hot water throughout. Integrated fridge/freezer. Integrated washing machine. Space for dishwasher. Part tiled walls. Tiled flooring. Spotlights. Featured tall standing radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



### Lounge

12'5" x 11'11"

Fitted units with integral shelving and storage cupboards under. Engineered wooden flooring. Wall lights. Radiator. Sealed unit double glazed bi-folding doors leading to:





### Conservatory/Dining Room

12'8" x 11'9"

Part brick construction with slate tiled roof. Engineered wooden flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to:



### Outside - Rear

Beautifully presented garden which is partly laid with cobblestone paving. Remainder laid to lawn. Beds laid with soil stocked with array of trees and shrubs. Raised sleeper beds stocked with bark and flower. Seating area comprising of slate and paving. Access to side gate which is laid with shingle. Outside tap. Outside light. Double glazed 'French' style doors leading to garage which has power/light connected. Enclosed by panelled fencing. To the rear of the garden has a further shingled area with slabs leading to double glazed 'French' style doors leading to:



### Barn Style Cabin

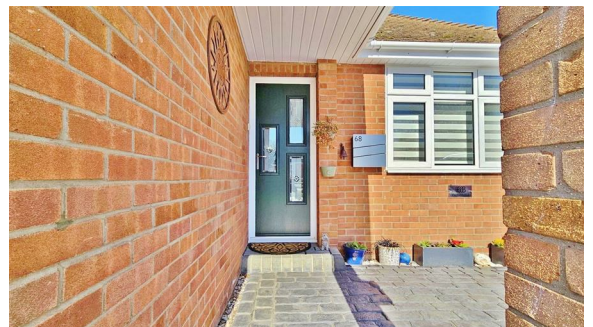
19' x 9'4"

Self contained barn style cabin with slate tiled roof. Fitted white fronted floor and eye level units. Inset stainless bowl and sink with slimline drainer. Inset two ring gas hob. Space for fridge and freezer. Tiled splashback. Laminate flooring. Spotlights. Electric heater. Sealed unit double glazed window to front.



### Outside - Front

Cobblestone driveway providing off street parking for several vehicles leading to garage with double doors. Remainder laid to shingle with centre laid to soil stocked with flowers.



### 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 Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/03.25

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 - £150 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



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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