



Station Street Walton-on-the-Naze, CO14 8DL

"Stratheden" is a spacious FOUR BEDROOM DETACHED HOUSE with additional ONE BEDROOM ANNEXE located minutes from the beach in the sought after SEASIDE TOWN of Walton-on-the-Naze. This well presented older style property is set in the heart of the "old town" with beautiful views over All Saints Church. The ground floor accommodation offers oak flooring, two reception rooms, sun room, kitchen/breakfast room, utility and cloakroom. On the first floor there are four good size bedrooms with ample storage and the family bathroom. The ANNEXE ACCOMMODATION is accessed via a door from the main house and offers a lounge/bedroom, kitchenette and fully fitted modern wet room. To the front of the property is ample off road parking and to the rear a private garden. It is centrally positioned within easy reach of all amenities including the high street, rail services, bus routes and the beautiful beach.

- Four Double Bedrooms
- Two Reception Rooms
- One Bedroom Annexe
- Stunning All Saints Church Views
- Yards From Seafront & Mainline Railway Station
- Private Rear Garden
- Kitchen, Utility & Ground Floor Cloakroom
- Off Street Parking
- Must Be Viewed
- EPC Rating D/ Council Tax Band - D



Price £425,000 Freehold

Accommodation comprises with approximate room sizes:-

Double glazed entrance door leading to:-

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Engineered oak flooring. Radiator. Sliding doors giving access to dining room. Door to:-



Annexe

Lounge & Bedroom

19'x 12'

Ornamental feature fireplace. Sealed unit double glazed window to front. Two sealed unit double glazed windows to side aspect. Open access leading to:-



Kitchenette

Fitted with a range of matching fronted units at both eye and floor level. Rolled edge worksurface. Inset stainless steel bowl sink drainer units with mixer tap. Space for fridge. Door to:-



Wet Room

Modern white suite comprises low level w/c. Wash hand basin. Wall mounted shower with soakaway. Tiled flooring with underfloor heating. Fully tiled walls. Extractor fan. Heated towel rail.



Sitting Room

14'4" x 12'3"

Brick built fireplace. Engineered oak flooring. Sealed unit double glazed bay window to front. Serving hatch to kitchen. Radiator. Open plan leading to:-



Dining Room

14'1" x 8'6"

Engineered oak flooring. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed bi-folding doors giving access to rear garden. Open access to:-



Conservatory

10' x 9'3"

Part brick base. Tinted glass self cleaning roof. Engineered oak flooring. Radiator. Sealed unit double glazed windows to rear and side aspects with views over the garden and All Saints parish church. Open plan to:-



Kitchen/Breakfast Room

15'6" x 11'3"

Fitted with a range of modern matching fronted units. Rolled edge worksurfaces with upstands. Inset four ring electric hob with built in double oven under. Built in microwave. Space for American style fridge/freezer. Plumbing for dishwasher. Further selection of matching units at both eye and floor level. Engineered oak flooring. Sealed unit double glazed window to rear. Door to:-



Utility Room

Fitted worksurface. Plumbing for washing machine. Engineered oak flooring. Door to:-

Cloakroom

White suite low level w/c. Wash hand basin. Engineered oak flooring. Sealed unit double glazed window to rear.

First Floor Landing

Built in storage cupboard. Built in airing cupboard. Loft access (part boarded). Sealed unit double glazed window to front. Doors to all rooms. Door to:-



Bedroom 1

14'4" x 12'6"

Fitted wardrobes with overhead storage. Fitted drawers with vanity wash hand basin. Radiator. Sealed unit double glazed bay window to front.



Bedroom 2

12'6" x 12'

Fitted wardrobes, drawers and cupboards with inset vanity wash hand basin. Radiator. Sealed unit double glazed window to front.



Bedroom 3

12' x 11'3"

Fitted wardrobes with overhead storage. Vanity wash hand basin. Radiator. Sealed unit double glazed window to side.



Bedroom 4

11'4" x 9'

Fitted drawers and shelving. Radiator. Sealed unit double glazed window to side.



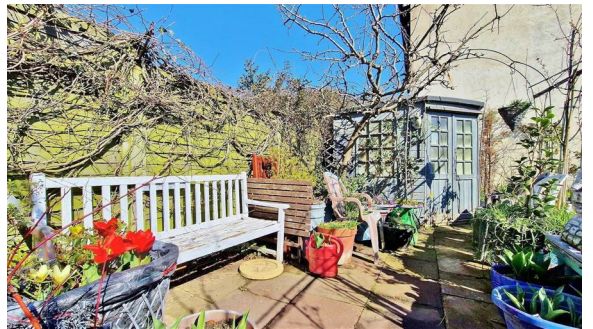
Bathroom

White suite comprises low level w/c. Vanity wash hand basin. P shaped bath with shower attachment and shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Two sealed unit double glazed windows to rear.



Outside - Rear

Private garden with views over All Saints church. Lawn area. Borders stocked with flowers, shrubs and bushes. Patio area. Outside tap. Gate giving access to front.



Outside - Front

Array of shrubs and plant borders. Retaining wall. Hardstanding area providing off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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/02.25

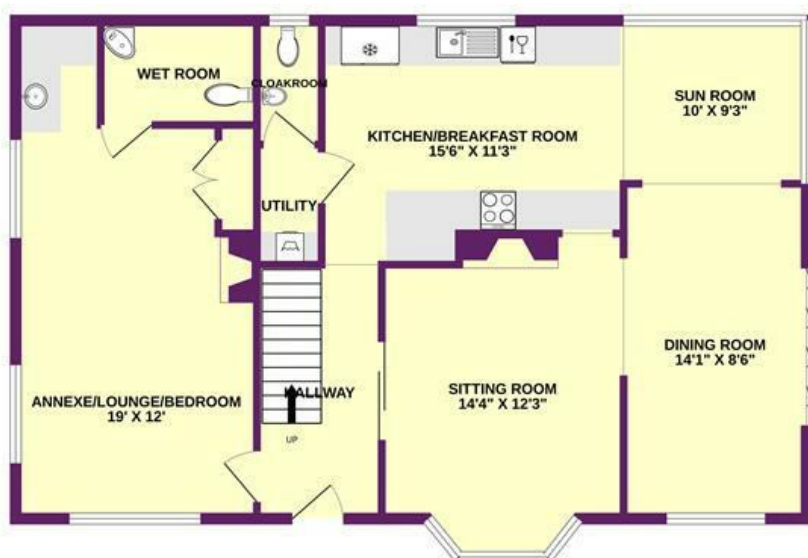
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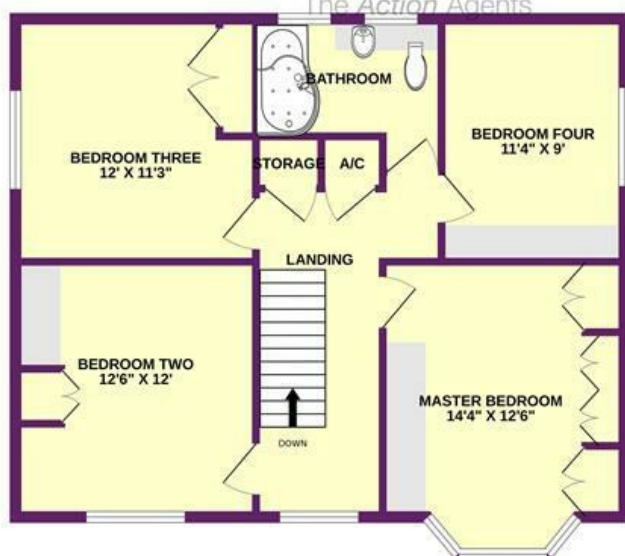
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GROUND FLOOR



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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