



## Wade Reach Walton-on-the-Naze, CO14 8RG

Having undergone modernisation by the current owners, Sheen's Estate Agents have the pleasure in offering for sale this spacious THREE BEDROOM DETACHED BUNGALOW. The property is situated on a CORNER PLOT and being offered with NO ONWARD CHAIN. Wade Reach is conveniently located within easy reach of a bus route linking the local area and is within a quarter of a mile of Walton's town centre, 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 fully appreciate the accommodation on offer.

- Three Bedrooms
- Corner Plot Position
- Sun Room/Conservatory Overlooking Rear Garden
- Spacious Lounge
- Ample Off Street Parking
- Close to Amenities
- Sought After Location
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £330,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door accessible for wheelchairs with matching obscured full length picture length windows leading to:-

### Hallway

Built in double length airing cupboard with over head storage housing wall mounted combination boiler providing heat and hot water throughout. Loft access with pull down ladder (part boarded). Radiator. Doors to:-





## Kitchen

11'5" x 10'

Modern fitted with a range of matching fronted units. Marble effect square edge worksurfaces. Inset ceramic bowl sink 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 electric oven. Plumbing for washing machine. Space for tumble dryer. Breakfast bar. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to side.



## Bedroom 1

10'6" x 10'3"

Fitted wardrobes with mirrored sliding doors. Radiator. Sealed unit double glazed window to front.



## Bedroom 2

18'4" x 8'10"

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed window to front.

### Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with wall mounted electric shower and glass shower screen. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



### Lounge

19'6" x 13'1"

Fitted floating shelving. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors giving access to:-



### Sun Room/Conservatory

12' x 8'

Solid plastic roof. Sealed unit double glazed bronze tinted solar glass to rear and side aspects. Sealed unit double glazed patio doors giving access to rear. Radiator.



### Bedroom 3 / Multi Use Room

18'4" x 8'10" max

Radiator. Sealed unit double glazed window to front. Sealed unit French style doors giving access to rear. Door leading to hallway.





### Outside - Rear

Part patio seating area. Remainder raised and laid to lawn. Further hardstanding area providing off street for caravan or boats storage with access via double gates. Wooden storage shed. Shingled borders. Enclosed by panelled fencing. Further lawned area giving open access to side with further hardstanding courtyard style garden. Outside tap. Outside lights. Access gate leading to front.



### Alternate Outside View



### Outside - Front

Large corner plot position. Low maintenance. Part laid to shingle with array of bushes. Hardstanding driveway providing ample off street parking for several vehicles.



### 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): Yes

Non-Standard Property Features To Note: None

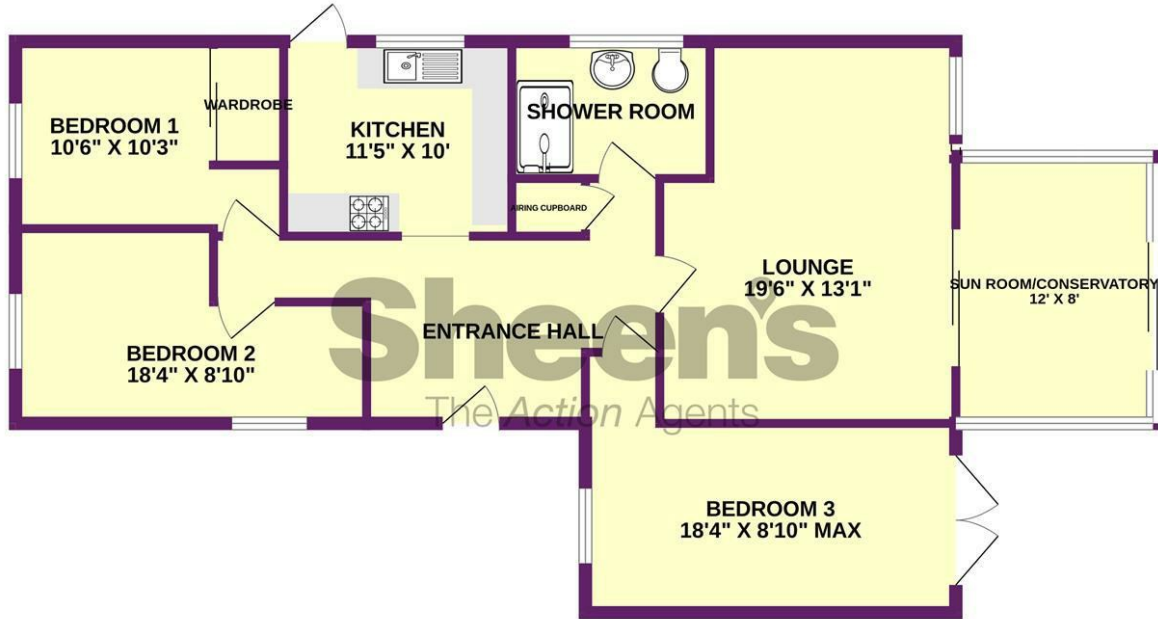
### JAF/01.25

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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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📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents