



## Third Avenue Walton-on-the-Naze, CO14 8JU

\*\* STUNNING FARMLAND & BACKWATER VIEWS \*\* Situated in the popular coastal town of Walton-on-the-Naze in a quiet cul-de-sac location, Sheen's Estate Agents are pleased to offer for sale this well presented FOUR BEDROOM DETACHED CHALET. 'The Birches' benefits from spacious, versatile accommodation throughout and offers a large plot with stunning views. The property is conveniently situated within three hundred yards of Walton's seafront and is within half a mile of the town centre and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Stunning Backwater & Farmland Views
- Garage & Ample Off Street Parking
- Private, Secluded Location
- Two Reception Rooms
- Electric Heating
- Large Plot With Additional Parking
- Modernisation Required
- Council Tax Band - E
- EPC Rating - E

Price £465,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double leading to:

### Entrance Hall

Stair flight to first floor. Under stairs storage cupboards. Electric night storage heater. Doors to:



### Dining Room

13'5" x 11'11"

Wooden flooring. Electric night storage heater. Sealed unit double glazed window to front.



## Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Wall mounted heated electric towel rail. Obscured sealed unit double glazed window to side.



## Bedroom Four

11'5" x 10'4"

Wall lights. Electric night storage heater. Sealed unit double glazed window to rear with farmland views.

## Kitchen/Breakfast Room

11'4" x 10'10"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with double electric oven under and gas point connection. Fitted extractor hood. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Built in larder cupboard with integral shelving. Part tiled walls. Tiled flooring. Tall standing integral drink rack. Spotlights. Sealed unit double glazed window to rear with farmland views. Sealed unit double glazed door leading to:



## Conservatory/Utility

9'6" x 6'5"

Fitted wooden rolled edge work surface with plumbing for washing machine and tumble dryer under. Tiled flooring. Sealed unit double glazed windows to side and rear aspect offering backwater and farmland views. Sealed unit double glazed door to side leading to rear garden.



## Lounge

24'5" x 12'5"

Brick fireplace with inset open fire. Wall lights. Electric night storage heater. Sealed unit double glazed windows to side. Sealed unit double 'French' style doors with double glazed side panels leading to front. Sealed unit double glazed sliding patio door leading to rear garden.



## Landing

Loft access. Electric night storage heater. Doors to:



### Bedroom One

18'11" x 12'5"

Built in eaves storage cupboard. Built in wardrobes. Wall lights. Electric heater. Sealed unit double glazed window to front and side aspect offering views over Kirby backwaters and Walton marina.



### Bedroom Two

18'10" x 13'6"

Built in eaves storage cupboard. Built in airing cupboard housing hot water cylinder. Built in wardrobe. Electric night storage heater. Sealed unit double glazed window to side and front.



### Office/Bedroom

7'11" x 6'6"

Fitted wooden shelving with clear panels leading into landing.  
Sealed unit double glazed window to front.



### Bathroom

Four piece suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Walk in shower with fitted shower screen and wall mounted shower attachments. Fitted curved edge bath with fitted bath taps and separate shower hose attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated electric towel rail. Obscured sealed unit double glazed windows to rear.

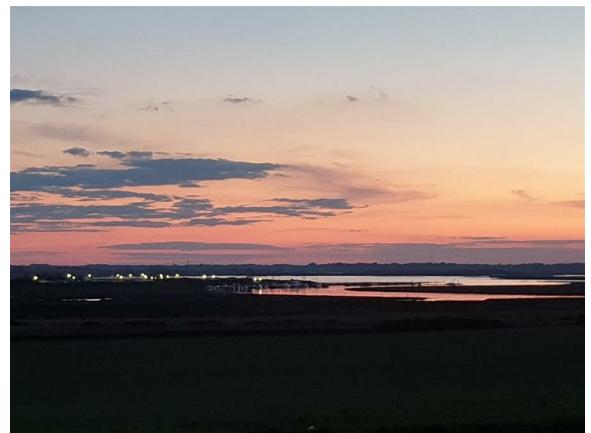


## Outside - Rear

Stunning backwater and farmland views. Raised wooden decking area with steps leading down to lawn. Remainder laid to paving slabs. Shed to remain which has been converted into chicken coop. Log store. Chicken run (3m x 14m) with fitted gate and chain linked fencing. Access to front via both sides. Gate leading onto farmland. Large timber built garage/workshop with sliding door. Enclosed by panelled fencing.



Sunset/Views



### Outside - Front

Double gates leading to off street parking which also leads to concrete garage with sliding door. Remainder laid to lawn. Pathway leading to entrance door. Additional land to front with extra parking. Solar panels owned by the current seller. Undercover patio area. Enclosed by 4' high post and rails with chicken wire.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E (£2709.47)

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

## JD 0725

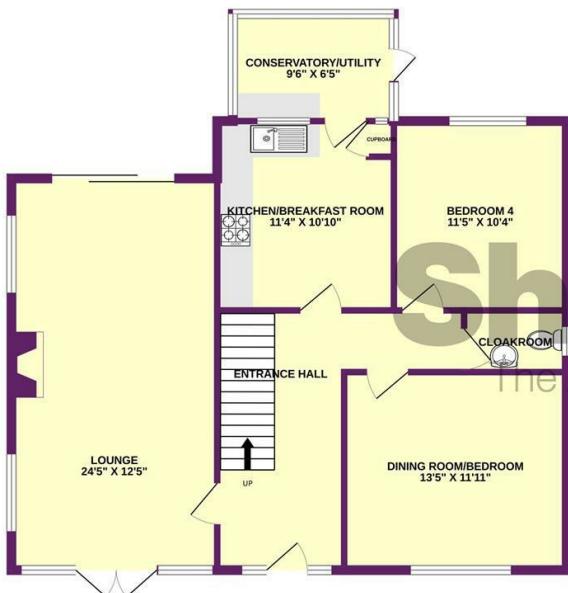
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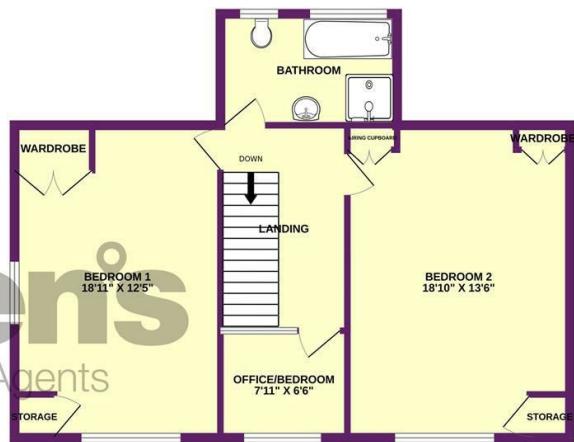
## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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