



Walton Road Walton On The Naze, CO14 8LZ

Situated in the popular Walton-on-the-Naze area and in a non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOME. The property benefits from an unoverlooked 90ft south facing rear garden, two bathrooms, large lounge/diner and solar panels owned by the current owners. The property is also conveniently located within three quarters of a mile of the Seafront, within two miles of Frinton's town centre with its shopping amenities in Connaught Avenue and Mainline Railway Station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three/Four Bedrooms
- Extended Family Home
- 18'8" x 9'1" Kitchen/Diner
- Large Lounge/Diner
- Two Bathrooms
- Garage & Off Road Parking
- 90ft South Facing Garden
- Non-Estate Position
- Solar Panels
- EPC Rating - C



Price £325,000 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Radiator. Two obscured sealed unit double glazed windows to front. Doors to all rooms. Door to:-

Bedroom 4

7' x 6'

Built in storage cupboard. Radiator. Sealed unit double glazed window to side.

Lounge

11'10" x 11'10"

Brick fireplace with open fire under. Spotlights. Radiator. Newly installed sealed unit double glazed bay window to front. Open access to:-

Dining Room

11' x 9'1"

Spotlights. Sealed unit double glazed window to side. Sliding doors leading to:-

Kitchen/Diner

18'8" x 9'1"

Fitted with a range of matching wooden fronted units. Rolled edge worksurfaces. Inset one and a half bowl stainless steel bowl sink and drainer unit. Space for cooker. Further selection of matching units at both eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Glass display cupboards. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio doors leading to rear garden. Door to:-

Inner Hall

Built in storage cupboard. Tiled flooring. Loft access. Radiator. Obscured hardwood door leading to front. Obscured sealed unit double glazed door to rear garden. Door to:-

Cloakroom

Low level w/c. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.

Shower Room

Vanity wash hand basin with mixer tap, storage cupboards under and rolled edge worksurface above. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.

Landing

Loft access. Sealed unit double glazed window to side. Doors to all rooms. Door to:-

Bedroom 1

11'1" x 11'

Radiator. Newly installed sealed unit double glazed bay window to front.

Bedroom 2

11' x 9'1"

Radiator. Newly installed sealed unit double glazed window to rear.

Bedroom 3

8'x 7'1"

Radiator. Newly installed sealed unit double glazed window to front.

Separate W/C

Low level w/c. Tiled splashback. Vinyl flooring. Obscured sealed unit double glazed window to side.

Bathroom

Vanity wash hand basin with storage space under. Enclosed panelled bath with wall mounted shower attachment. Built in airing cupboard housing hot water cylinder. Part tiled walls. Radiator. Obscured sealed unit double glazed window to rear.

Outside - Rear

Approx 90' south facing and unoverlooked rear garden. Feature brick wall with steps leading to raised garden. Remainder laid to lawn. Shed to remain with power connected. Array of flowers, trees, shrubs and bushes. Access to front via side gate. Enclosed by panelled fencing.

Alternate Outside Rear View

Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with up and over door. Pathway leading to entrance door. Remainder laid to lawn with array of flowers and shrubs. Enclosed by panelled fencing and brick wall.

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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

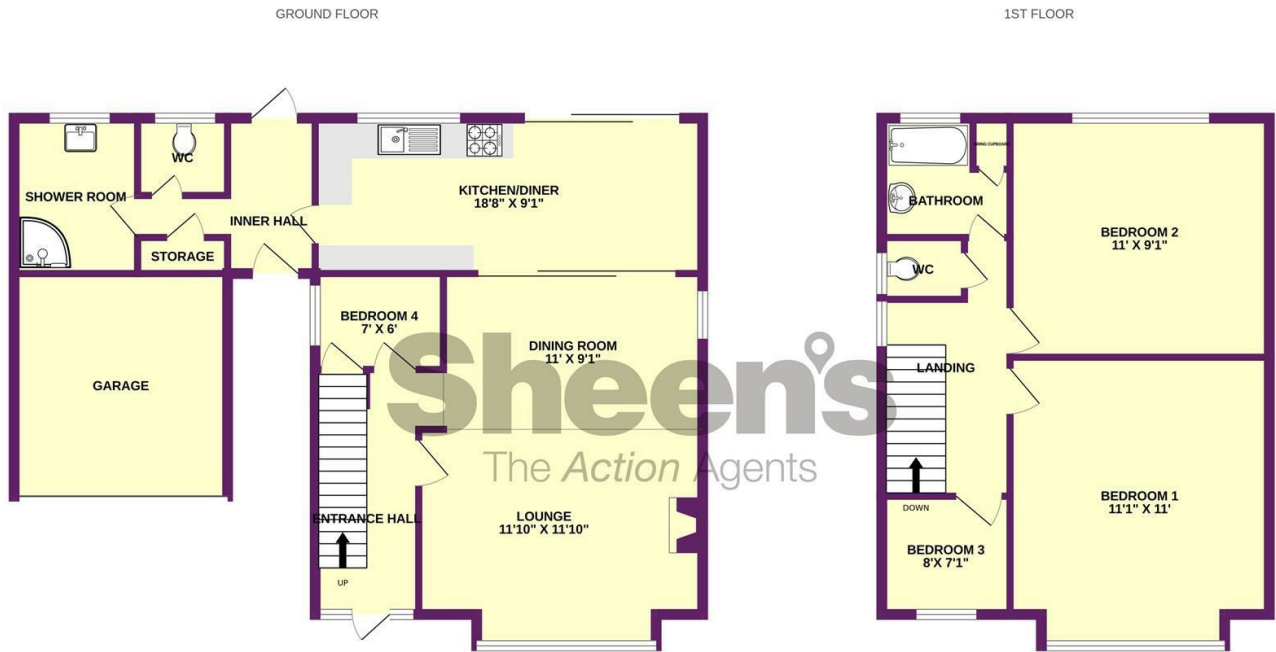
JD/04.23

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.





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.
Made with Metropix ©2023

Selling properties... not promises

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

