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PAVEYS
ESTATE AGENTS

40, Naze Park Road

Walton On The Naze, CO14 8JZ

Price £575,000 Freehold

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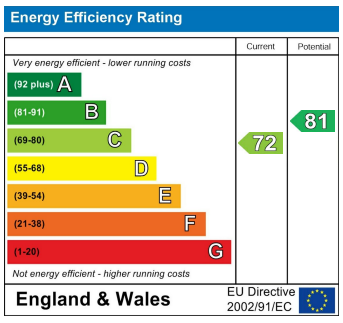
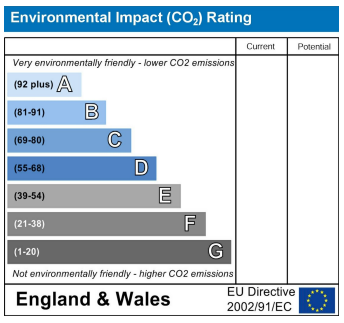
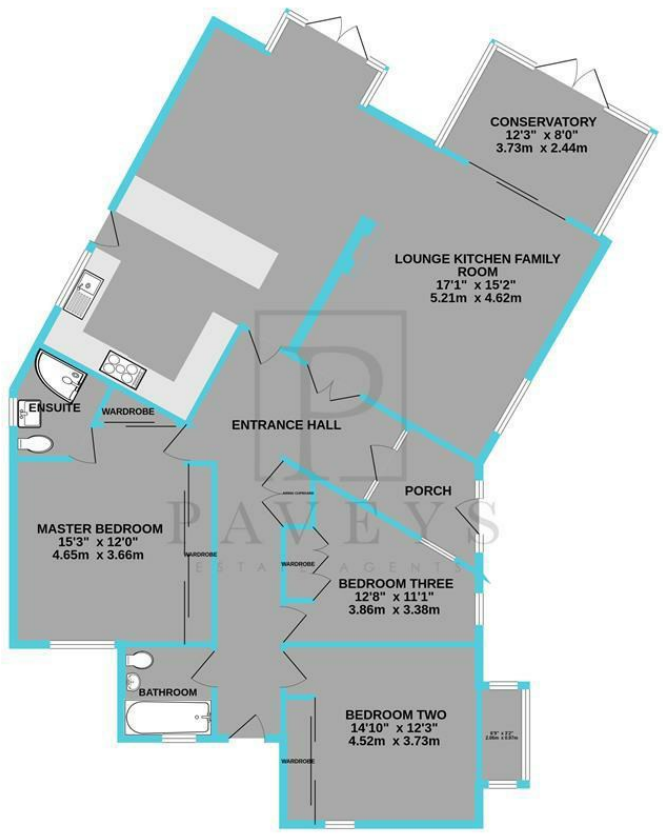
NO ONWARD CHAIN!

Paveys have the pleasure in offering for sale this SPACIOUS DETACHED BUNGALOW with SECLUDED SOUTH FACING GARDEN & DOUBLE GARAGE positioned on Naze Park Road at the sought after "Naze" end of Walton-on-the-Naze. This charming property is surrounded by beautiful gardens which are stocked with a vast array of flowers, shrubs and plants. Its perfect location to the beach means you can hear the sea whilst sitting in the garden or use the private gated access to the pathway which leads to the seafront! The property offers three well appointed double bedrooms, all with storage, lounge with doors to the conservatory, kitchen diner, ensuite shower room and bathroom. Outside is a private south facing garden, ample off road parking and double garage. It is positioned within easy reach of the beautiful Hipkins beach, seafront park, the historic Naze Tower and Essex Wildlife Trust Naze Nature Discovery Centre. An early viewing is advised. Call Paveys to arrange your appointment to view.







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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PORCH

Double glazed entrance door and matching side panels leading to enclosed porch, double glazed windows to side, tiled flooring, lighting.

ENTRANCE HALL

Double glazed internal door and matching side panels to spacious Entrance Hall, wood flooring, coved ceiling, built in airing cupboard with double doors, double glazed door to the far end of the hall leading to the Courtyard Garden, glazed double doors to Lounge, radiator.

KITCHEN DINER 17'1 x 15'2 (5.21m x 4.62m)

Extensive range of high gloss over and under counter units, matching cupboards and drawers, wooden work tops, inset sink and drainer with mixer tap. Built in eye level double oven and microwave, electric hob with extractor over, range of integrated appliances including dishwasher, fridge freezer and washing machine, cupboard housing wall mounted boiler (not tested by Agents). Double glazed double doors and windows leading to rear garden, double glazed door and window to side, tiled flooring, under floor heating (kitchen area only), coved ceiling, spot lights, TV point, radiator.

LOUNGE 17'1 x 15'2 (5.21m x 4.62m)

Double glazed double doors and matching side panels to rear leading to the Conservatory, double glazed window to side, fitted carpet, coved ceiling, TV point, radiator.

CONSERVATORY 12'3 x 8' (3.73m x 2.44m)

Part brick construction, double glazed double doors to the garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, under floor heating, pitched glass roof.

MASTER BEDROOM 15'3 x 12' (4.65m x 3.66m)

Double glazed window to front facing Courtyard Garden, fitted carpet, coved ceiling, fitted wardrobes with mirror fronted sliding doors, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin with cupboards below and enclosed corner shower cubicle. Double glazed window to side, tiled flooring, under flooring heating, fully tiled walls, shaver point, heated towel rail.

BEDROOM TWO 14'10 x 12'3 (4.52m x 3.73m)

Double glazed bay window to side, double glazed window to front, fitted carpet, coved ceiling, fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM THREE 12'8 x 11'1 (3.86m x 3.38m)

Double glazed windows to rear and side aspects with views over the garden, fitted carpet, coved ceiling, fitted wardrobes, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin with cupboards beneath and bath with shower and screen over. Double glazed window to front, tiled flooring, under floor heating, fully tiled walls, radiator.

OUTSIDE FRONT

Private block paved driveway to the front of the double garage with ample off road parking, attractive flower and shrub borders, exterior lighting, gated access to rear garden.

OUTSIDE REAR

A wonderful South facing garden, beautifully kept and where you can hear the sounds of the waves on the beach! Very secluded, laid to lawn and stocked with a vast array of established flowers, shrubs and trees. Outside tap, outside socket, patio area and gated access to the rear with a pathway to the beach.

COURTYARD GARDEN

To the front of the property is a private courtyard garden with glass conservatory housing a hot tub which is included in the sale. The courtyard is very private and stocked with a vast array of plants and shrubs, outside tap, courtesy door to the garden, gated access to front.

DETACHED DOUBLE GARAGE 19'5 x 18'3 (5.92m x 5.56m)

Twin roller doors, pitched and tiled roof, power and light connected (not tested by Agent), courtesy door to Courtyard Garden.

IMPORTANT INFORMATION

Council Tax Band: F
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.