

WADE REACH, WALTON-ON-THE- NAZE, ESSEX, CO14 8RE

Price

£425,000

FREEHOLD

- Extended With Two Double Bedrooms
 - Stunning Backwater Views
 - Three Reception Rooms
- Kitchen/Breakfast Room & Utility
- Shower Room & Separate WC
- Sitting Room With Log Burner
- Garage & Ample Off Street Parking
- Quiet Cul-De-Sac Position In Coastal Town
 - EPC Rating D
 - Council Tax Band - C



FENTONS
ESTATE AGENTS



Located in a quiet CUL-DE-SAC and offering STUNNING VIEWS over the 'Backwaters', Fentons Estate Agents have the pleasure in bringing to market this spacious, EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property benefits from three reception rooms, one being a sitting room with a log burner and another being a sun room with views over the rear garden and 'Backwaters'. To the front there is ample off street parking and a garage. Wade Reach is located in the popular town of Walton-on-the-Naze and is within one and quarter mile of the Walton's Town Centre, Seafront 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 and views on offer.

Accommodation comprises of approximate room sizes

Entrance Porch

8'6" x 5'6"

Tiled flooring. Polycarbonate roof. Sealed unit double glazed windows to front and side aspects. Obscured sealed unit double glazed entrance door with matching obscured glazed window panels leading to:-

Hallway

Built in airing cupboard housing hot water cylinder. Two further built in storage cupboards. Loft access. Wood flooring. Vertical radiator. Doors to all rooms. Door to:-

Kitchen/Breakfast Room

12'4" x 11'8"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl ceramic sink drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Built in double eye level oven. Further selection of matching units at both eye and floor level. Wall mounted enclosed boiler providing heat and hot water throughout. Plumbing for washing machine and dishwasher. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to front. Open archway with arch window leading to:-

Utility Room

12'5" x 3'10"

Further selection of matching units at both eye and floor level. Rolled edge worksurface. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to front.

Bedroom

14'9" x 8'

Fitted wardrobes with over head storage and fitted shelving. Radiator. Window to sun room.

Bedroom

11'10" x 10'4"

Radiator. Window to sun room.

Shower Room

Suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted double length corner shower cubicle with integrated shower controls and separate attachment. Tiled walls. Pvc wall panelling. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.

Separate W/C

White suite comprises low level w/c. Wash hand basin, Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.

Lounge

15'9" x 12'

Fire surround with marble hearth and surround and inset fire under. Wood flooring. Vertical radiator. Door to sun room. Double glazed patio doors giving access to:-

Sitting Room

Log burner with marble base. Tiled flooring. Sealed unit double glazed windows to rear with stunning backwater views. Sealed unit double glazed French doors giving access to rear. Sealed unit double glazed window to:-

Sun Room

18'3" x 8'4"

Part polycarbonate roof. Tiled flooring. Radiator. Sealed unit double glazed windows to rear and side aspects with stunning backwater views. Double glazed patio doors giving access to rear.

Outside - Rear

Patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Sunken pond with water feature. Timber shed to remain. Greenhouse to remain. Further wooden storage shed. Outside socket. Outside light. Access to front via side. Stunning open field and backwater views.

Outside - Front

Paved driveway providing ample off street parking. Beds stocking shrubs and bushes. Garage with electric roller door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

Disclaimer - Wide Angle Lens Etc

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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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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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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