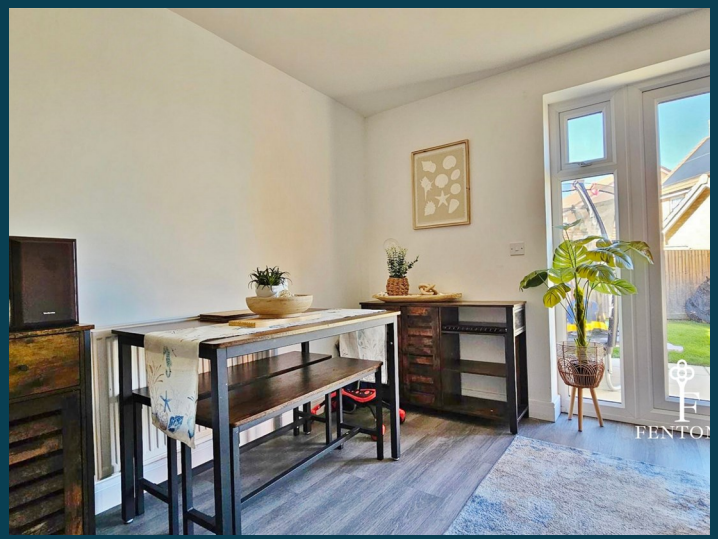






SECRET WATERS, WALTON-ON-THE-NAZE, ESSEX, CO14 8FG

Price

£290,000

FREEHOLD

- Three Bedrooms
- Potential for Fourth Bedroom
- En-Suite to Master Bedroom
- Ground Floor Cloakroom
- Off Road Parking Under A Pitched Tiled Roof Car Port
- Overlooking Green & Yacht Club
- Popular Hamford Park Development
- No Onward Chain
- Council Tax Band - D
- EPC Rating - B

3 2 1 B

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** NO ONWARD CHAIN ** Situated in the popular 'Hamford' Park development, being offered with NO ONWARD CHAIN, Fentons are delighted in bringing to market this stunning, THREE BEDROOM SEMI-DETACHED TOWN HOUSE. The property has beautiful surroundings of the Walton & Frinton Yacht Club and benefits from an en-suite to Master Bedroom, potential for a fourth bedroom and off road parking to the front with potential to convert a further parking space. The property is conveniently located a stones throw away from the new Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront 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.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Hallway
Stair flight to first floor. Stair lighting. Under stairs storage cupboard. Vinyl flooring. Radiator. Door to:

Kitchen/Breakfast Room
11'8" x 10'
Fitted with a range of matching high gloss fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Further selection of matching units both at eye and floor level. Built in eye level double electric oven. Integrated washing machine. Integrated fridge/freezer. Integrated dishwasher. Wooden splashback. Vinyl flooring. Under cupboard lighting. Plinth lighting. Enclosed boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to front overlooking green and yacht club.

Cloakroom
Low level WC. Pedestal wash hand basin. Tiled splashback. Vinyl flooring. Extractor fan. Radiator.

Lounge/Diner
15'8" x 11'4"
Vinyl flooring. Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden.

First Floor Landing
Stair flight to second floor. Radiator. Sealed unit double glazed window to front overlooking green and yacht club. Doors to:

Bedroom 2
15'9" x 11'9"
Potential to convert room into a fourth bedroom. Radiator. Two sealed unit double glazed windows to rear with distant backwater views.

Bathroom
White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan. Radiator.

Bedroom 3
8'9" X 8'5"
Radiator. Sealed unit double glazed window to front overlooking green and yacht club.

Second Floor Landing
Built in storage cupboard. Door to:

Master Bedroom
17'11" x 12'3"
Loft access. Radiator. Sealed unit double glazed dormer window to front overlooking green and yacht club. Sealed unit double glazed velux window to rear. Door to:

En-Suite
White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan. Radiator. Sealed unit double glazed velux window to rear.

Outside - Rear
Part paved area. Remainder laid to lawn. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing off street parking under a tiled pitched roof car port. Additional lawn area comprising of flowers and shrubs which could be changed to further off road parking. Pathway leading to entrance door. Front overlooking green and yacht club area.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2316.58 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

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.











15 SECRET WATERS, WALTON-ON-THE-NAZE, ESSEX, CO14 8FG



REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc

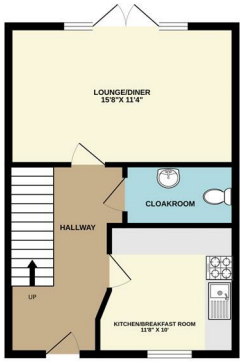
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.







GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

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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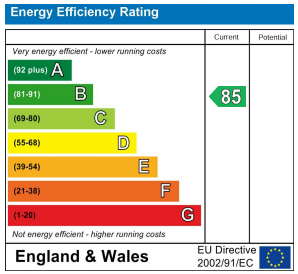
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

D





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