



18, Ashlyns Road  
Frinton-On-Sea, CO13 9ET

Price £795,000 Freehold

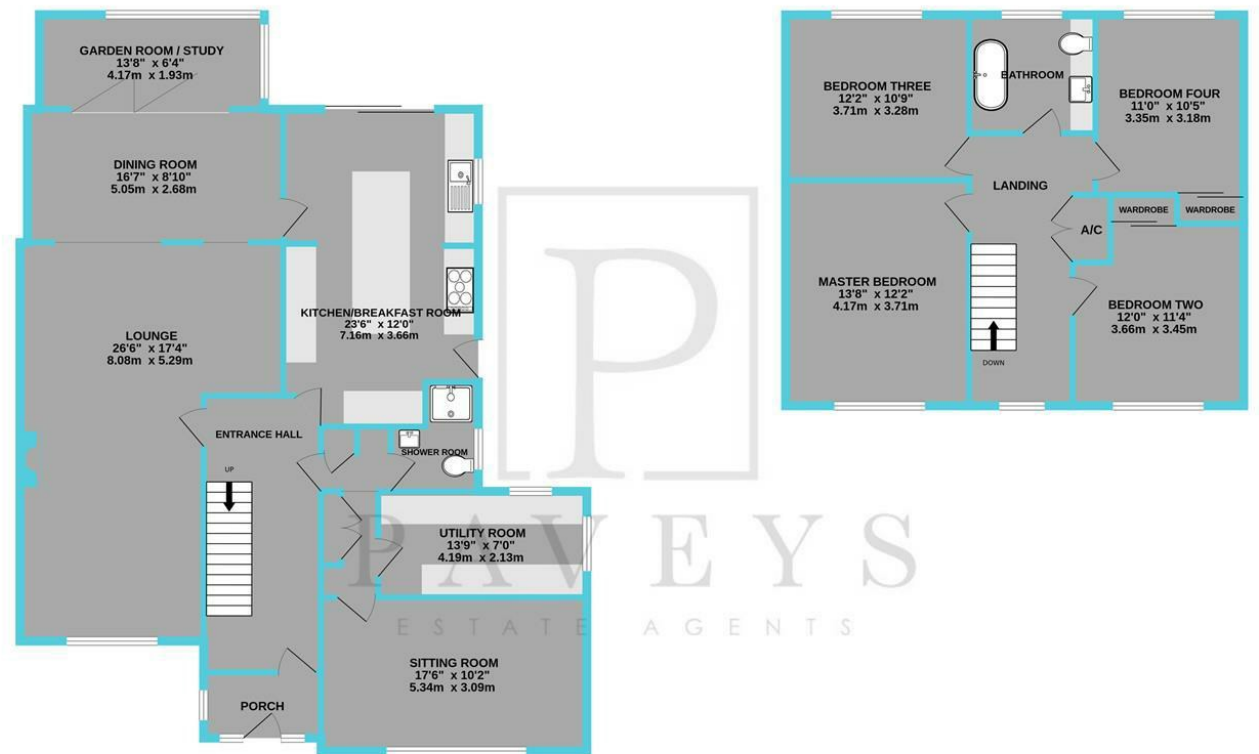


New to the market is this EXTENDED DETACHED FAMILY HOME situated in leafy Ashlyn's Road in Frinton-on-Sea and within easy reach of Frinton's popular Cricket Club, Tennis Club, rural walks to Great Holland and the beach. The accommodation comprises of two reception rooms, garden room/study, large kitchen/breakfast room, ground floor double bedroom and cloakroom/shower room, utility room, four first floor double bedrooms and the family bathroom. Outside are pretty gardens to the front and rear along with an in and out driveway and parking. The property is a short walk from shops and eateries in Connaught Avenue and from Frinton Railway Station with services to Chelmsford and Central London. The property falls within catchment for popular local schools including Frinton Primary School and Tendring Technology College with its attached Sixth Form College. An internal viewing is highly recommended in order to appreciate the accommodation on offer. This property must be viewed. Call Paveys to arrange your appointment.



GROUND FLOOR  
1389 sq.ft. (129.1 sq.m.) approx.

1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 2168 sq.ft. (201.5 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**PORCH**

Composite entrance door and two double glazed full height side panels to front aspects, vinyl flooring, coved ceiling.

**ENTRANCE HALL**

Internal oak door to Entrance Hall, oak engineered flooring, coved ceiling, wall lights, beautiful open tread stair case with feature cast iron balustrade to first floor, radiator.

**LOUNGE 26'6" x 17'4" (8.08m x 5.28m)**

Double glazed window to front, engineered oak flooring, coved ceiling, wall lights, feature inset wall mounted wood burner with slate hearth, TV point, feature archway open access to Dining Room, radiators.

**DINING ROOM 16'7" x 8'10" (5.05m x 2.69m)**

Double glazed bi fold doors to the Garden Room / Study, engineered oak flooring, coved ceiling, door to Kitchen / Breakfast Room, radiator.

**GARDEN ROOM / STUDY 13'8" x 6'4" (4.17m x 1.93m)**

Double glazed windows to rear and side aspects with views over the garden, engineered oak flooring, smooth ceiling, spot lights, radiator.

**KITCHEN / BREAKFAST ROOM 23'6" x 12' (7.16m x 3.66m)**

Extensive range of modern high gloss units and full height cupboards, quartz work tops and upstands, inset under mounted sink with mixer tap, matching islanding with breakfast bar with cupboards beneath and wood work top over. Electric range style oven with five ring hob and extractor hood over, integrated dishwasher, space for american fridge freezer. Double glazed sliding patio doors to rear garden, double glazed window and door to side, vinyl flooring, smooth ceiling, spot lights, upright radiators.

**INNER HALL**

Engineered oak flooring, built in storage cupboard, built in double storage cupboard.

**SHOWER ROOM**

White suite comprising low level WC, vanity wash hand basin with drawers beneath and enclosed shower cubicle. Double glazed window to side, wood flooring, fully tiled walls, spot lights, extractor fan, under floor heating.

**UTILITY ROOM 13'9" x 7' (4.19m x 2.13m)**

Double glazed windows to rear and side aspects, vinyl flooring, fitted work tops with shelving beneath, space and plumbing for washing machine, spaces for tumble dryer and fridge freezer, smooth ceiling, spot lights.

**SITTING ROOM 17'6" x 10'2" (5.33m x 3.10m)**

Double glazed window to front, fitted carpet, coved ceiling, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Double glazed window to front, fitted carpet, coved ceiling, built in airing cupboard, loft hatch, ornate cast iron stair case, radiator.

**MASTER BEDROOM 13'8" x 12'2" (4.17m x 3.71m)**

Double glazed window to front, fitted carpet, coved ceiling, extensive range of fitted wardrobes, radiator.

**BEDROOM TWO 12' x 11'4" (3.66m x 3.45m)**

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe with sliding doors, radiator.

**BEDROOM THREE 12'2" x 10'9" (3.71m x 3.28m)**

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

**BEDROOM FOUR 11' x 10'5" (3.35m x 3.18m)**

Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe with sliding doors, radiator.

**BATHROOM**

Modern white suite comprising low level WC, large vanity wash hand basin with drawers beneath and feature bath with shower attachment. Double glazed window to rear, tiled flooring, part tiled walls, coved ceiling, fitted cupboards, mirror fronted medicine cabinet, two chrome heated towel rails.

**OUTSIDE FRONT**

Block paved in and out driveway providing off road parking, the remainder is laid to lawn with established flowers, shrubs and evergreens, exterior lighting, gated access to rear garden.

**OUTSIDE REAR**

A pretty, established garden with lawn area bordered by well stocked borders and beds, shrubs and conifers, retaining panel fencing, two patio areas, timber shed, coved side passageway, outside tap.

**IMPORTANT INFORMATION**

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 us 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.