

WALTON ROAD, WALTON-ON-THE- NAZE, ESSEX, CO14 8NB

Price

£395,000

FREEHOLD

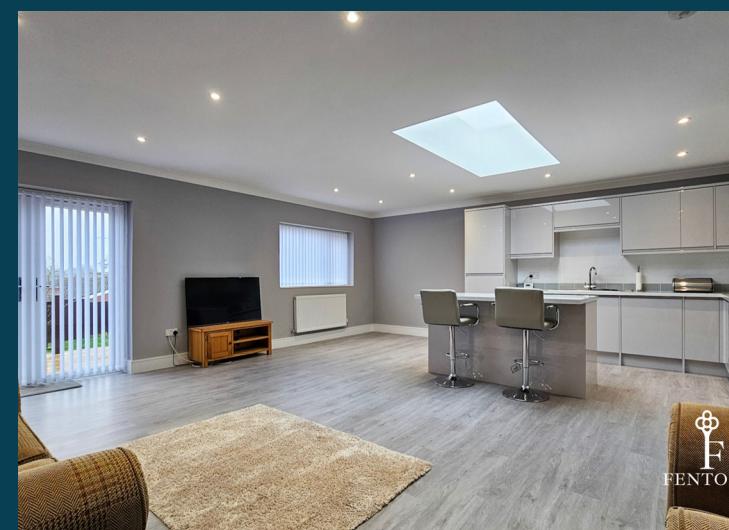
- Three Bedrooms
- En-Suite to Master Bedroom
- Study
- Extended Open Plan Kitchen/Diner/Lounge
- Newly Installed Gas Central Heating
- Garage & Ample Off Street Parking
- Non-Estate Position
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



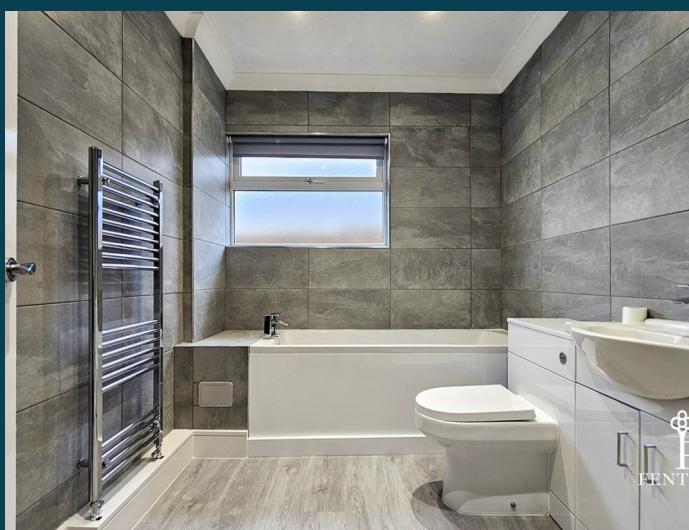
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ESTATE AGENTS




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Situated in a non-estate position, Fentons are delighted to offer for sale this beautifully renovated, THREE BEDROOM DETACHED BUNGALOW. The property offers versatile living within easy reach of local amenities and the picturesque town of Walton-on-the-Naze. The property has been EXTENDED, providing a spacious and modern kitchen/diner/family room and offers two reception rooms and an en-suite to Master Bedroom. Externally, the bungalow benefits from a private garden, along with a garage and ample off-street parking. Walton Road is conveniently located within walking distance of local amenities, bus routes, Walton-on-the-Naze railway station and the beautiful seafront. An early viewing 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

Built in storage cupboard. Loft access with pull down ladder with partial boarding and houses newly installed combination boiler providing heating and hot water throughout. LVT flooring. Spotlights. Two radiators. Door to:

Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fully tiled walls. LVT flooring. Spotlights. Radiator. Obscured sealed unit double glazed window to side.

Bedroom One

18'4" x 11'

LVT flooring. Radiator. Sealed unit double glazed window to front. Door to:

En-Suite

Newly installed white suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of storage cupboards. Enclosed shower cubicle with wall mounted shower attachments. Fully weatherboarded. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.

Bathroom

Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of cupboards under. Enclosed panelled bath. Fully tiled walls. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom Two

13'1" x 9'4"

Built in wardrobe. LVT flooring. Radiator. Spotlights. Velux window to side.

Study

9' x 4'9"

LVT flooring. Spotlights. Radiator. Sealed unit double glazed window to side.

Bedroom Three

8'8" x 7'9"

Built in wardrobe. LVT flooring. Spotlights. Radiator. Sealed unit double glazed window to side.

Alternate Lounge/Kitchen/Diner

Lounge/Kitchen/Diner

22'3" x 19'7"

Newly installed kitchen fitted with a range of matching high gloss fronted units. Granite effect hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher and washing machine. Central island with seating area and range of high gloss drawers and cupboards under. LVT flooring. Spotlights. Skylight. Two radiators. Sealed unit double window to rear. Sealed unit double glazed 'French' style doors leading to:

Outside - Rear

Raised wooden decking with steps leading down to lawned area. Array of trees. Access to front via side gate. Private access door to garage with power connected. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing ample off street parking leading to garage with up and over door. Remainder laid to soiled beds with stocked trees and shrubs.

Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1970.52 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:

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.






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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 -

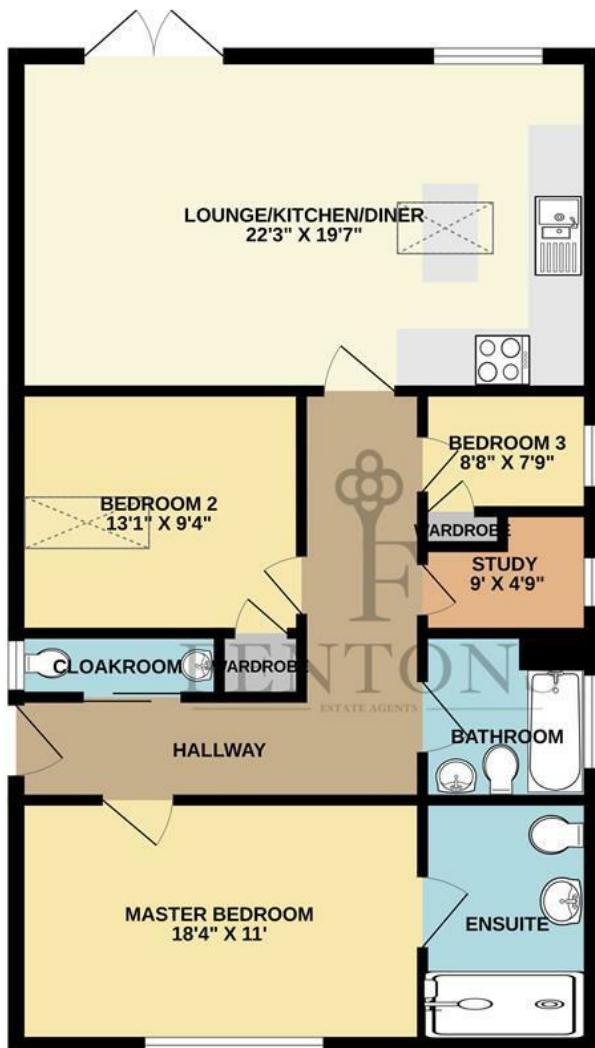
You will find a list of any/all referral fees we may receive on our website



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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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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