



**London Road, Clacton-On-Sea CO16 9QZ**

william  
h brown

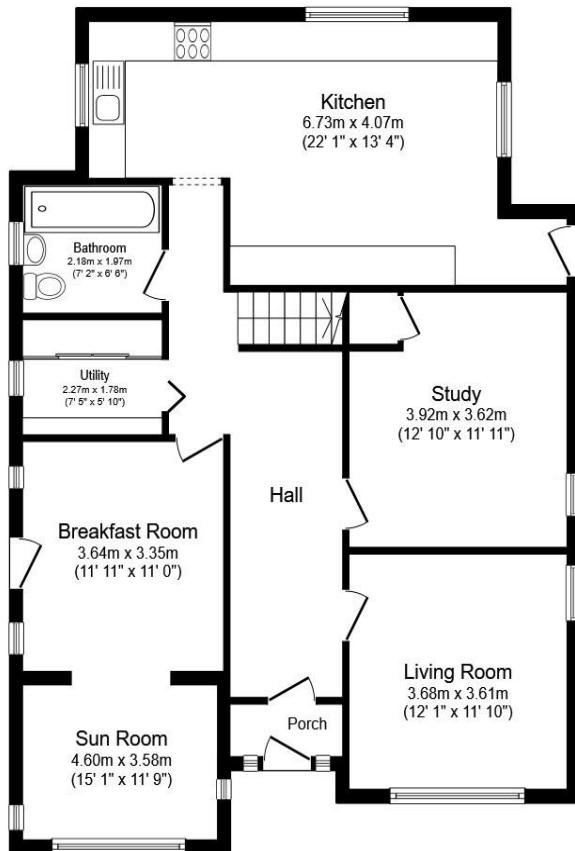
**welcome to**

## **London Road, Clacton-On-Sea**

A Rare Opportunity – Spacious Home on a Stunning Plot in Little Clacton

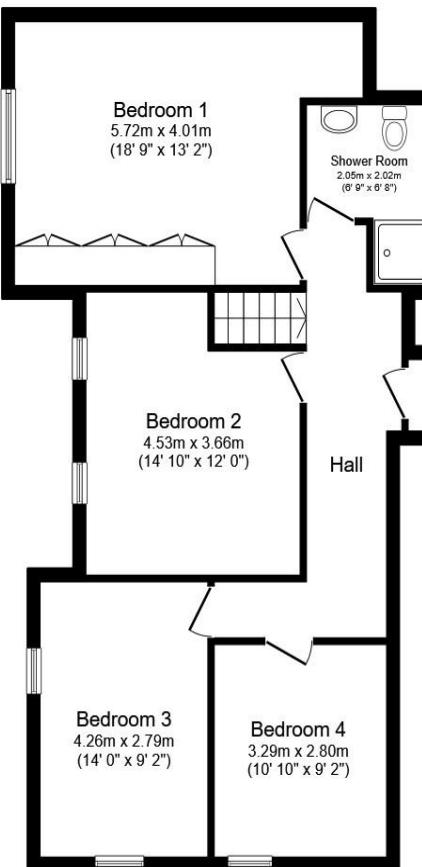
. Discover the perfect blend of space, privacy, and countryside charm with this exceptional residence, set on a generous plot in the heart of Little Clacton. Surrounded by open fields and mature garden. NO CHAIN





**Ground Floor**

Floor area 99.8 sq.m. (1,074 sq.ft.)



**First Floor**

Floor area 73.4 sq.m. (790 sq.ft.)

**Total floor area: 173.2 sq.m. (1,864 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Entrance Hall

## Living Room

12' 1" x 11' 10" (3.68m x 3.61m)

## Breakfast Room

11' 11" x 11' (3.63m x 3.35m)

## Sun Room

15' 1" x 11' 9" (4.60m x 3.58m)

## Study

12' 10" x 11' 11" (3.91m x 3.63m)

## Kitchen

22' 1" x 13' 4" (6.73m x 4.06m)

## Utility Room

7' 5" x 5' 10" (2.26m x 1.78m)

## Bedroom 1

18' 9" x 13' 2" (5.71m x 4.01m)

## Bedroom 2

14' 10" x 12' (4.52m x 3.66m)

## Bedroom 3

14' x 9' 2" (4.27m x 2.79m)

## Bedroom 4

10' 10" x 9' 2" (3.30m x 2.79m)

## Bathroom

## Shower Room

## Double Garage

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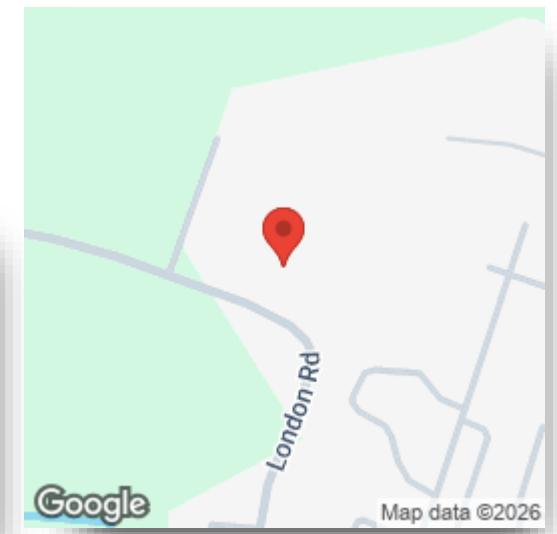
## London Road, Clacton-On-Sea

- Four well-proportioned bedrooms
- Generous plot with mature gardens
- Double garage and separate workshop
- Ample driveway parking
- No Onward Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: D

# £575,000



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Property Ref:  
CTS309748 - 0005

Please note the marker reflects the postcode not the actual property

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