



London Road, Clacton-On-Sea CO16 9QZ

 william
h brown

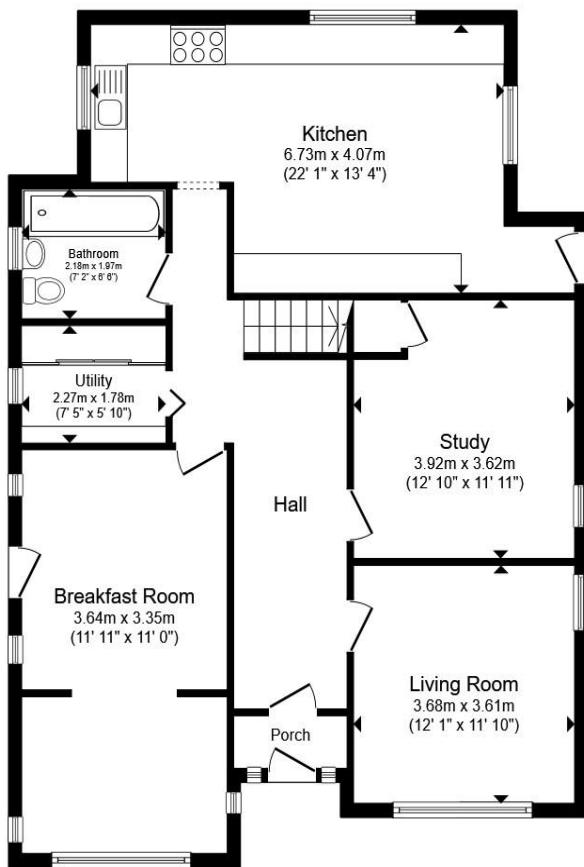
welcome to

London Road, Clacton-On-Sea

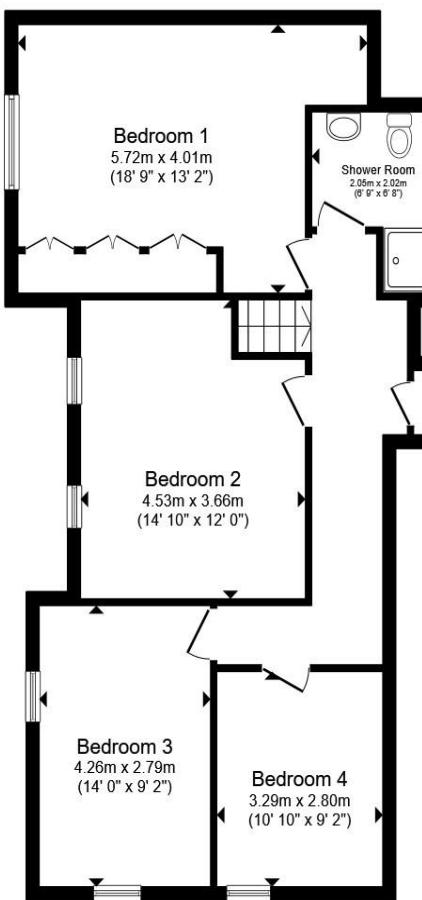
A Rare Opportunity – Spacious Home on a Stunning Plot in Little Clacton

. 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



First Floor

Total floor area 176.1 m² (1,895 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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)

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

Front Garden

Rear Garden

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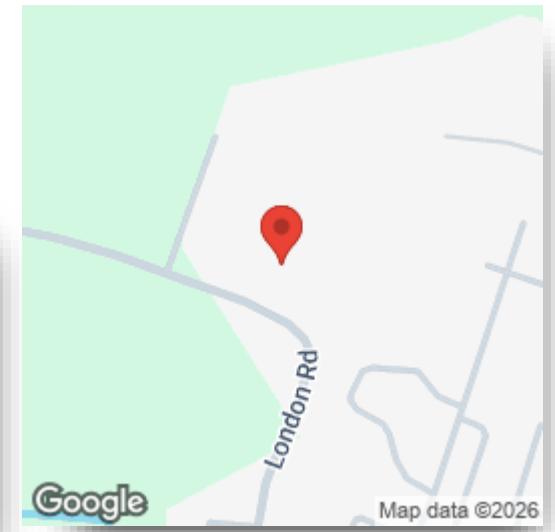
- Four well-proportioned bedrooms
- Generous plot with mature gardens
- Double garage and separate workshop
- Ample driveway parking
- No Onward Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£575,000



view this property online williamhbrown.co.uk/Property/CTS309748

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CTS309748 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

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