

ELM TREE AVENUE, WALTON ON THE NAZE, ESSEX, CO14 8TD

Price

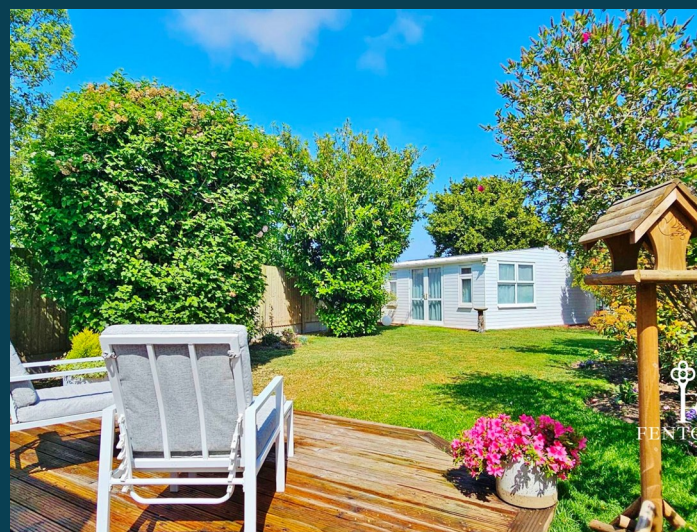
£625,000

FREEHOLD

- Four Bedrooms
- En-Suite to Master Bedroom With Dressing Room Area
 - Three Reception Rooms
 - Garden Room/Utility Room
- Additional Utility Area & Integral Garage With Potential To Convert S.T.P.P.
- Potential To Convert Into A 6 Bedroom Property
 - 23' Games Room/Store Room
 - Ample Off Street Parking
 - Non-Estate Position
- Council Tax Band - E / EPC Rating - C



FENTONS
ESTATE AGENTS



Situated in a non-estate position, Fentons are pleased to offer for sale this substantial FOUR BEDROOM DETACHED FAMILY HOME. The property offers exceptional versatility and generous living accommodation throughout and ideally positioned within touching distance of Hamford Primary School and with secondary schooling within comfortable walking distance, the property is perfectly suited to growing families. The flexible internal layout provides the potential to create up to six bedrooms with minimal alterations, making it an ideal long term family home. The accommodation currently comprises a spacious master bedroom with a dressing area and en-suite bathroom, three well proportioned reception rooms, a bright conservatory, and a useful garden room/utility area. Further enhancing the property's versatility is the integral garage, which already benefits from a connected shower and could be easily converted into a ground floor bedroom, annexe space or home office, subject to any necessary consents. Outside, the property enjoys a private and secluded rear garden, perfect for entertaining, together with a substantial 23' games room/store room offering excellent additional space for hobbies, recreation or storage. To the front, there is ample off street parking for multiple vehicles. An outstanding opportunity to acquire a spacious and adaptable family home in a desirable location, offering excellent access to local schools, amenities and transport links with Frinton railway within half a mile.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Porch

9'6" x 5'2"

Tiled flooring. Obscured sealed unit double glazed door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Obscured sealed unit double glazed window to front. Door to:

Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Tiled flooring. Under stairs storage cupboard. Obscured sealed unit double glazed window to side.

Lounge

14'7" x 12'11"

Laminate flooring. Integral squared alcoves. Radiator. Sealed unit double glazed window to front with fitted shutters. Double doors accessing dining room.

Kitchen

20'10" x 9'10"

Fitted with a range of matching white high gloss fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of units both at eye and floor level. Wine rack. Range of high gloss drawers. Space for American style fridge/freezer. Part tiled walls. Tiled flooring. Serving hatch into dining room. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side. Door to:

Dining Room

20'11" x 10'

Laminate flooring. Radiator. Sealed unit double glazed sliding patio doors accessing sun room and:

Conservatory

19'7" x 12'4" max

Tiled effect vinyl flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.

Utility Area

10'11 x 5'11"

Fitted rolled edge work surfaces with cupboards at base levels. Tiled flooring. Sealed unit double glazed window to side and rear. Sealed unit double glazed door leading to sun room/utility room. Private access door leading to:

Garage

18'3" x 10'9"

Electric up and over door. Fitted storage units with sliding doors and houses combination boiler providing heating and hot water throughout. Enclosed shower cubicle with rainfall shower head. Tiled splashback. Tiled effect vinyl flooring. Spotlights. Radiator.

Garden Room/Utility Room

11'6" x 10'4"

Rolled edge work surface with inset stainless sink and cupboard under. Plumbing for washing machine and tumble dryer. Tiled flooring. Sealed unit double glazed window to side and rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Built in airing cupboard housing hot water cylinder. Loft access. Obscured sealed unit double glazed window to side. Door to:

Bathroom

7'7' x 5'10"

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with wall mounted shower hose attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Master Bedroom

12'5" x 11'5"

Laminate flooring. Open access to:

Dressing Room

12'5" x 11'

Laminate flooring. Radiator. Sealed unit double glazed window to rear.

Door to:

En-Suite

11' x 7'8"

Large four piece suite comprises of low level WC. Pedestal wash hand basin. Bidet. Fitted shower cubicle with wall mounted shower attachment. Corner bath with cold and hot taps and separate shower hose attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.

Bedroom Four

10'2" max x 9'2"

Laminate flooring. Radiator. Sealed unit double glazed window to front.

Bedroom Three

12'5" into dr x 12'4"

Laminate flooring. Radiator. Sealed unit double glazed window to front. Double doors leading to:

Bedroom Two

24'1" x 11'6"

Laminate flooring. Two radiators. Sealed unit double glazed windows to front and rear aspect.

Outside - Rear

Part wooden decking area. Remainder laid to lawn. Beds laid to soil stocked with an array of trees and shrubs. Access to front via both side gates. Outside tap and lighting. Pathway leading to:

Games Room/Store Room

23' x 23'

Laminate flooring. Power/light connected. Wall lights and spotlights. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door to side. Sealed unit double glazed 'French' style doors to front leading onto rear garden.



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Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to integral garage with electric up and over door. Enclosed by hedging and brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 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

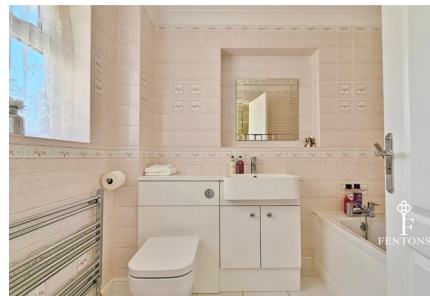
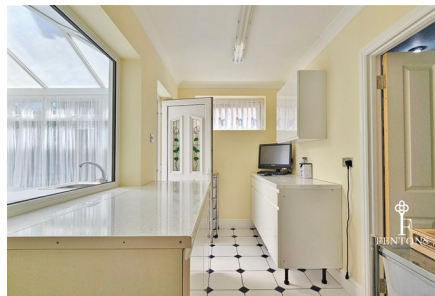
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

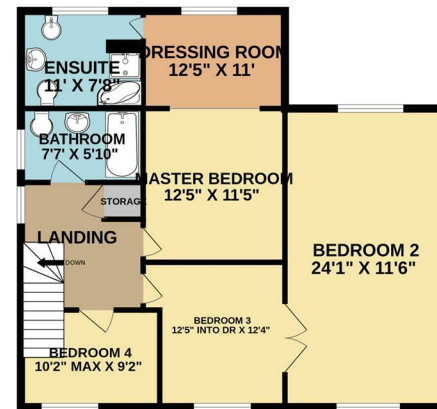
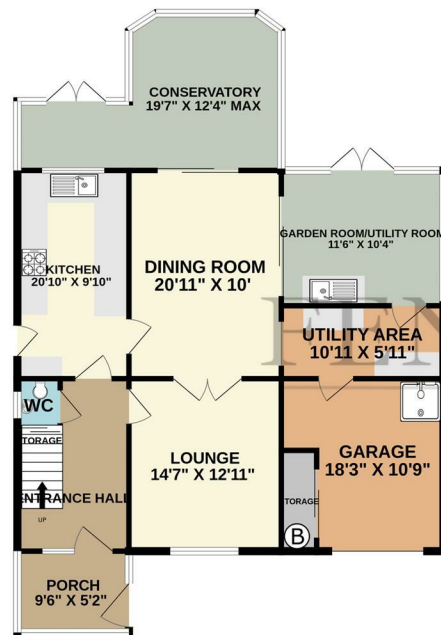


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GROUND FLOOR

1ST FLOOR



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ELM TREE AVENUE

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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Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

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