



4, Old Hall Lane

Walton On The Naze, CO14 8LE

Guide price £470,000 Freehold



PAVEYS
ESTATE AGENTS

GUIDE PRICE £470,000-£480,000 "Zuider Zee" is an older style DETACHED FAMILY HOME with SEA VIEWS positioned in the sought after "Old Hall Lane" at the Naze end of Walton-on-the-Naze. This graceful and much loved family home is set in pretty landscaped gardens with manicured lawns and established planting. The accommodation offers a spacious lounge with feature red brick fireplace and large bay window, formal dining room, kitchen, conservatory, two double bedrooms, a smaller third bedroom, bathroom and cloakroom. To the front of the property is an in and out driveway, ample parking and detached garage. It is positioned within easy reach of the beautiful beach, the historic Naze Tower and Essex Wildlife Trust Naze Nature Discovery Centre. An early viewing is advised. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 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.
Made with Metropix 02026

Energy Efficiency Rating	
Current	Potential
74	53

Environmental Impact (CO ₂) Rating	
Current	Potential
74	53

PORCH

Obscured double glazed door to side, carpet flooring, open access to Hall.

HALL

Fitted carpet, stair flight to First Floor.

LOUNGE 20' x 15'5" (6.10m x 4.70m)

Large double glazed bay window to front, double glazed windows to side, fitted carpet, feature red brick open fireplace with hearth, TV point, picture rail, radiators.

DINING ROOM 11'9 x 10'8 (3.58m x 3.25m)

Double glazed window to side, double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, sliding door to Kitchen, radiator.

KITCHEN 12'2 x 9'4 (3.71m x 2.84m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Rangemaster oven with 5 ring gas hob and extractor hood over. Double glazed window to side, door to Inner Hall, laminate flooring, coved ceiling, part tiled walls.

INNER HALL

Built in cupboard with double glazed window to side housing wall mounted Worcester boiler (not tested by Agent), door to Cloakroom, door to Conservatory.

CLOAKROOM

Low level WC, tiled flooring.

CONSERVATORY 17'6 x 6'5 (5.33m x 1.96m)

Double glazed patio doors to rear garden, double glazed door to side, double glazed windows to rear and side aspects with views over the garden, tiled flooring, poly carb roof.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, built in airing cupboard, loft access, radiator.

MASTER BEDROOM 12'9 x 12'5 (3.89m x 3.78m)

Two double glazed windows to front, fitted carpet, fitted wardrobes, wall lights, radiator.

BEDROOM TWO 12'5 x 10' (3.78m x 3.05m)

Two double glazed windows to rear with sea views, fitted carpet, range of fitted wardrobes, radiator.

BEDROOM THREE 9'5 x 6'5 (2.87m x 1.96m)

Double glazed window to front, fitted carpet, radiator.

SHOWER ROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to rear, laminate flooring, fully tiled walls, chrome heated towel rail.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to side, laminate flooring, part tiled walls.

OUTSIDE FRONT

In and out driveway, hardstanding driveway leading to the garage, retaining hedgerows and wall, lawn areas, gated access to rear.

OUTSIDE REAR

A beautiful landscaped garden with manicured lawn, mature trees, shrubs and plants, patio areas, exterior lighting, outside tap, side access to front.

DETACHED GARAGE

UPVC twin doors to front aspect, pitched and tiled roof, double glazed window to rear.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

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.