



Columbine Gardens, Walton On The Naze  
£270,000

## Property Overview

A beautifully renovated two-bedroom semi-detached bungalow, ideally situated in a sought-after residential location within Walton-on-the-Naze.

The property is approached via an entrance hallway, from which all rooms are conveniently accessed. There are two generously sized bedrooms, both offering comfortable accommodation, while the well-proportioned living room provides an inviting space for relaxation.

The home benefits from a re-fitted kitchen, finished to a modern standard, along with a stylish re-fitted bathroom featuring full tiling for a sleek and contemporary feel. To the rear, a conservatory adds further living space and enjoys views over the garden, making it an ideal spot for dining or unwinding.

Externally, the property offers a single garage and driveway parking. The enclosed rear garden is of a generous size, predominantly laid to lawn, providing excellent outdoor space for entertaining or enjoying the warmer months.

This attractive bungalow is perfect for those seeking a move-in ready home in a desirable coastal location.





- TWO BEDROOM SEMI DETACHED BUNGALOW
- RENOVATED THROUGHOUT
- NEW KITCHEN
- NEW BATHROOM
- CONSERVATORY
- GENEROUS ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- VIEWING ADVISED



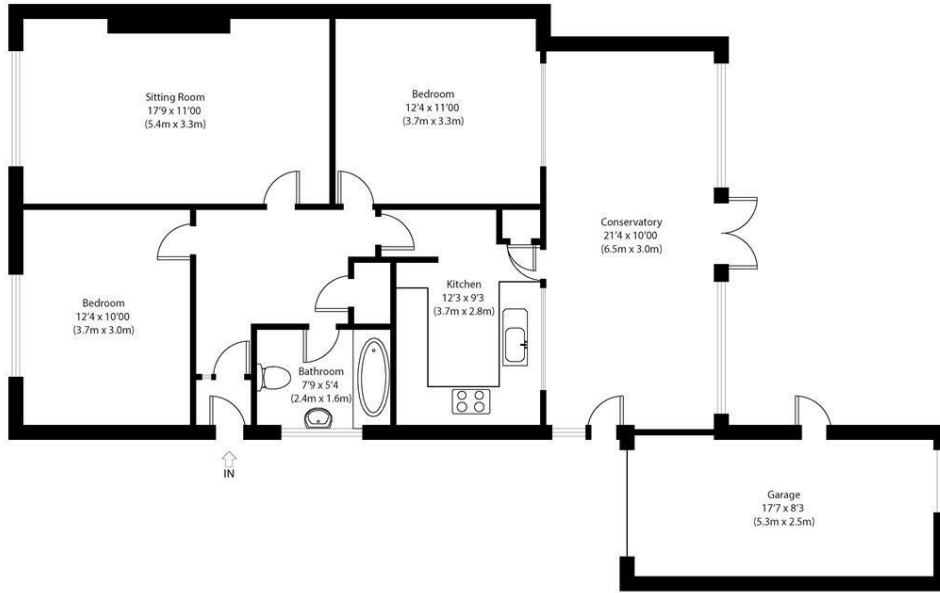
**Property Setting:**  
Walton-on-the-Naze is a charming coastal town on the Essex coastline, known for its traditional seaside character and relaxed pace of life. It is particularly admired for its sandy beaches, historic pier and the iconic Naze Tower. Ideally positioned just north of the sought-after Frinton-on-Sea, renowned for its greensward and unspoilt beaches, both towns benefit from their own railway stations, offering direct services to London Liverpool Street via Colchester.

Walton provides a range of amenities including shops, cafés, restaurants, schools and healthcare facilities, while road links via the B1033 and A133 connect to the A12. The area also offers a variety of leisure activities, from coastal walks and water sports to the nearby Hamford Water Nature Reserve.

**Agents notes:**  
Tenure - Freehold  
Council Tax - C  
Services Connected - Mains Gas, Mains Electric, Water & Drainage  
Heating - Radiators via gas boiler  
Telephone Availability - EE - 84% / o2 - 80% / Vodafone - 78% / Three - 74% (source Ofcom)  
Broadband Availability - Superfast is available



## Floor Plan



Ground Floor  
Approximate Gross Internal Area  
1085 sq ft (101 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photoshawgroup.co.uk



## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

