



Honeypot Way Walton-on-the-Naze, CO14 8FH

Situated on the 'Hamford Park' development, Sheen's Estate Agents are delighted to offer for sale this FOUR/FIVE BEDROOM DETACHED HOUSE. Honeypot Way is also offered chain free with a potential chance of a date to move in before Christmas subject to a buyers position. The property also benefits from an EN-SUITE to the master bedroom, good sized rear garden and a garage with off road parking. The property is conveniently located a stones throw away from the new Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station.

- Four Bedrooms
- Bedroom Five/Study
- Cloakroom/Utility Room
- En-Suite to Master Bedroom
- Garage & Off Road Parking
- Hamford Park Development
- Gas Central Heating
- Chain Free
- Council Tax Band - E
- EPC Rating - B



Price £375,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Amtico flooring. Radiator. Spotlights. Door to:



Bedroom Five/Study

9' x 7'

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



Cloakroom/Utility

Low level WC. Inset wash hand basin with mixer tap. Hard edge work surface with cupboard under. Integrated washing machine. Amtico flooring. Extractor fan. Spotlights. Radiator.



Lounge

12'8" x 12'4"

Amtico flooring. Radiator. Sealed unit double glazed bay window to front.



Kitchen/Diner

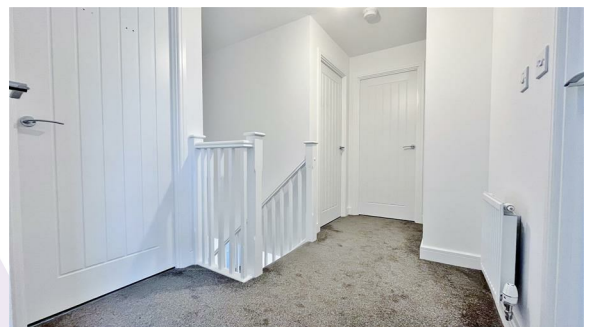
26'5" x 10'6"

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Fitted shelving. Integrated fridge/freezer. Integrated dishwasher. Part tiled walls. Amtico flooring. Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Doors to:



Master Bedroom

12'8" x 12'4"

Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Amtico flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to front.



Bedroom Two

14" x 10'2"

Radiator. Sealed unit double glazed window to front.



Bedroom Three

13" x 9'6"

Radiator. Sealed unit double glazed window to rear.



Bedroom Four

11'3" x 10'1"

Radiator. Sealed unit double glazed window to rear.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Amtico flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part paved area. Remainder laid to lawn. Private access door to garage. Outside tap. Outside lights. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Pathway to entrance door. Beds stocked with shrubs.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Mains Drainage

DH 1124

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

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.



GROUND FLOOR



1ST FLOOR



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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Selling properties... not promises

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