



## Garden Road Walton-on-the-Naze, CO14 8RR

Situated on the ever popular 'Frinton Homelands' development and within walking distance to Frinton's 'Triangle' shopping amenities, Sheen's Estate Agents are pleased to offer for sale this deceptively spacious, THREE BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and occupies an En-suite to Master Bedroom, two garages and is conveniently located within one and a quarter miles of Frinton's Mainline Railway Station, Town Centre and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Large L-Shaped Lounge/Diner**
- **Two Garages**
- **En-Suite to Master Bedroom**
- **Ample Off Road Parking**
- **Secluded Rear Garden**
- **Frinton Homelands Development**
- **No Onward Chain**
- **Council Tax Band - D**
- **EPC Rating - D**



**Price £299,995 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

### Entrance Porch

Double glazed full length windows to side and front aspects. Wood flooring. Obscured door leading to:-



### Hallway

Built in double storage cupboard. Built in airing cupboard. Loft access. Radiator. Door to:-



### Kitchen

8'10" x 8'8"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Space for cooker with extractor hood above. Plumbing for washing machine. Further selection of matching units at both eye and floor level. Part tiled walls. Built in storage cupboard. Corner shelving. Sealed unit double glazed window to side. Large serving hatch to lounge.





### Lounge/Diner

18'2" nar to 9' x 19'5" nar to 10'1"

L shaped lounge/diner. Two radiators. Two sealed unit double glazed windows to front.



### Bedroom 1

13'2" x 11'2"

Electric night storage heater. Sealed unit double glazed patio doors giving access to rear. Door to:-



### En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Tiled splashbacks. Electric night storage heater. Fitted extractor fan. Obscured sealed unit double glazed window to front.



### Bedroom 2

13'4" x 11'2"

Radiator. Sealed unit double glazed window to rear.



### Bedroom 3

11'5" x 6'8"

Radiator. Sealed unit double glazed window to rear.



### Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with wall mounted electric shower. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.





### Outside - Rear

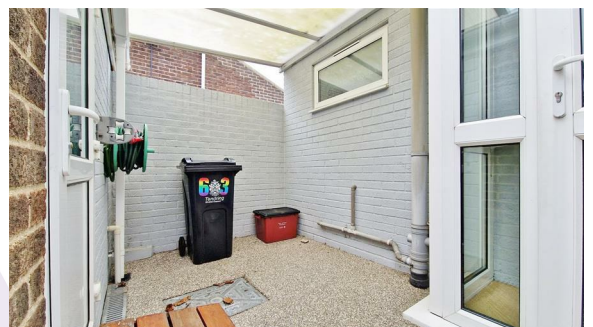
38' approx

Part patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Mature apple tree. Storage shed to remain. Enclosed by panelled fencing. Outside tap. Outside socket. Private door to garage.



### Outside - Front

Resin laid pathway. Part undercover with polycarbonate roof giving access to second garage via a double glazed door. Gate leading to front. Part laid to lawn. Part hardstanding area providing off street parking with in/out driveway. Two electric roller doors leading to garages.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/09.25

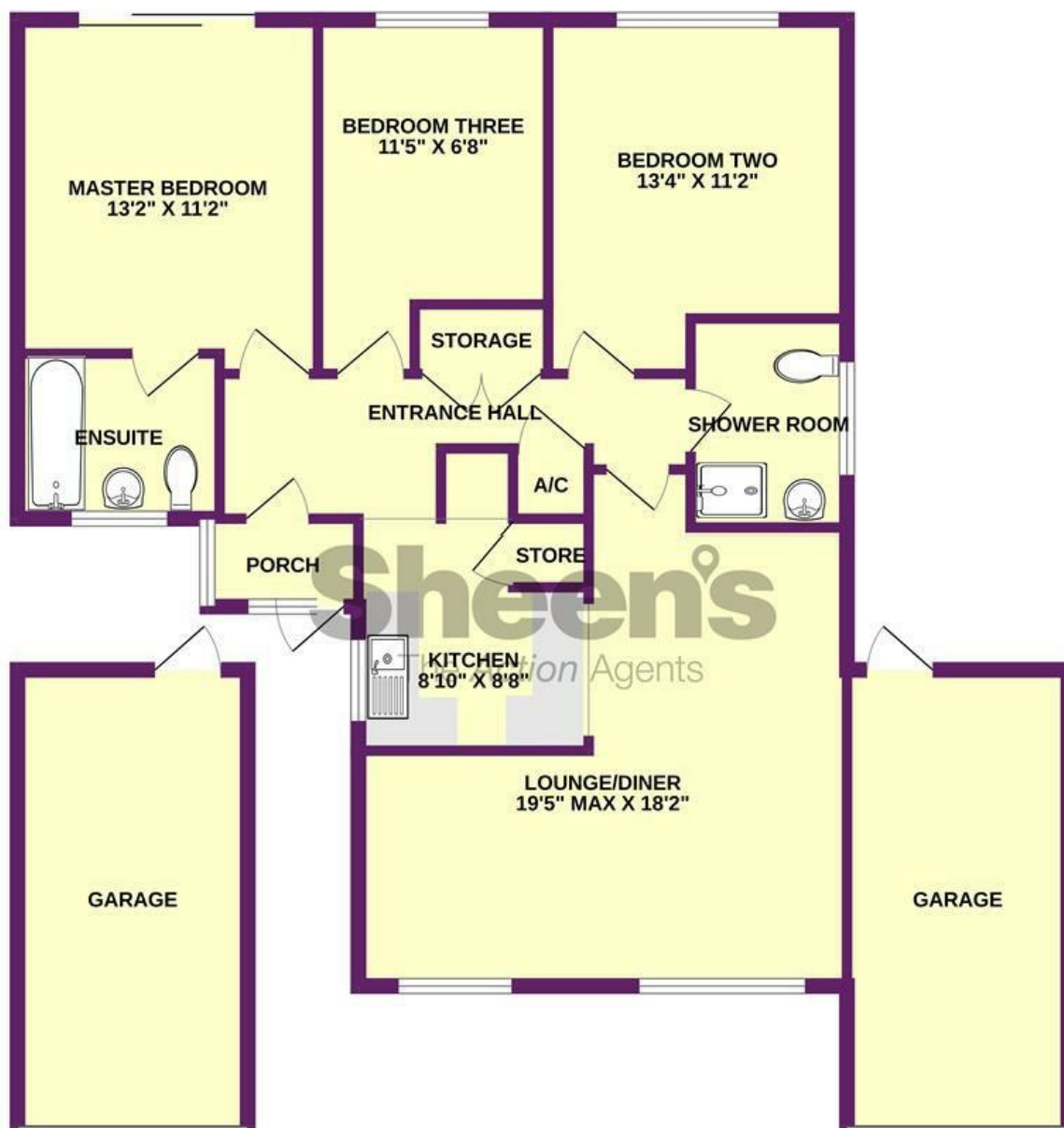
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



## GROUND 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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