



Secret Waters Walton-on-the-Naze, CO14 8FG

Being offered with NO ONWARD CHAIN and situated on the popular 'Hamford Park' development in a demanding position, Sheen's Estate Agents have the pleasure in offering for sale this newly constructed TWO DOUBLE BEDROOM MID-TERRACED HOUSE. 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. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Double Bedrooms
- Open Planned Kitchen/Lounge
- Fully Double Glazed
- Gas Central Heating
- Carport & Off Road Parking
- Popular 'Hamford Park' Development
- Close to Shops
- 2019 Build
- No Onward Chain
- EPC Rating B/ Council Tax Band C



Price £250,000 Freehold

Accomm comprises with

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard housing wall mounted combi boiler providing heating and hot water throughout. Open access to kitchen/lounge. Starflight to first floor. Door to:



Cloakroom

White suite comprising of low level W/C. Pedestal wash hand basin. Part tiled walls. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to front.



Kitchen/Lounge

25'8" x 13'1"



Kitchen Area

Fitted with a range of white fronted units. Square edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Fitted breakfast bar. Plinth lighting. Plinth heater. Open access to:



Lounge Area

Built in storage cupboard. Further under stairs storage area. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Loft access. Radiator. Doors to:

Master Bedroom

13" x 10"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

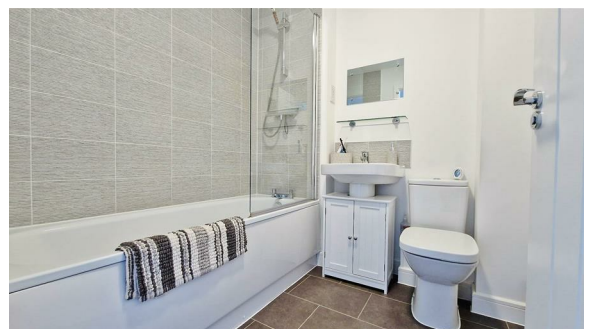
13" x 8'6"

Radiator. Sealed unit double glazed window to front with partial 'Backwater' views



Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with wall mounted integrated shower. Part tiled walls. Fitted extractor fan. Radiator.



Outside - Rear

Well maintained landscaped garden. Part paved area. Remainder laid to lawn. Beds stocked with flowers. Fitted seating area. Pathway leading to rear gate accessing to carport area. Shed to remain. Enclosed by panelled fencing.



Outside - Front

Pathway leading to entrance door. Remainder laid to lawn. Beds stocked with flowers. Access to the side leading to carport area providing off street parking.



Disclaimer - wide angle lens etc.

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.

Anti Money Laundering

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 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.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

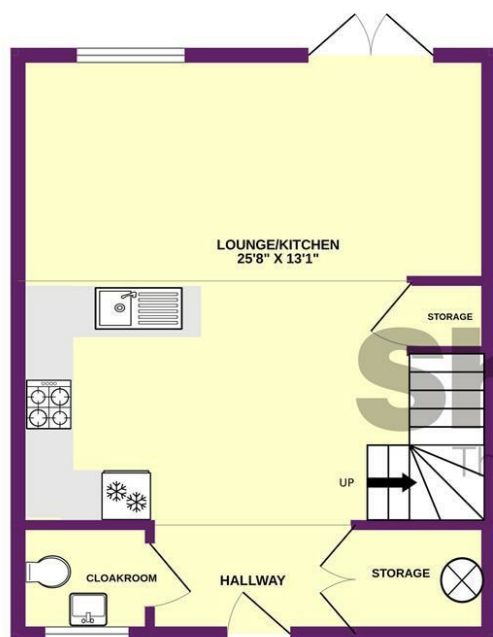
(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

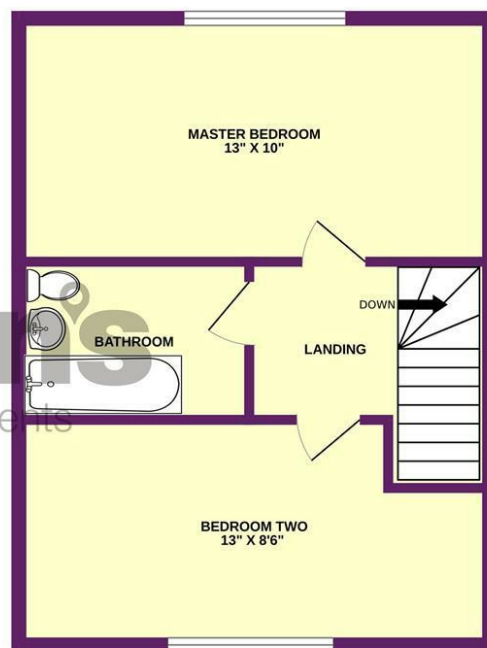
Non-Standard Property Features To Note:



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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