



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 well presented, THREE BEDROOM SEMI-DETACHED 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 fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite To Master Bedroom
- Ground Floor Cloakroom
- Fully Integrated Kitchen
- Off Street Parking For Two Vehicles
- Hamford Park Development
- Close to Shops & Amenities
- 2020 Built
- EPC Rating - B
- Council Tax Band - C



Price £285,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

Entrance Hall

Radiator. Wood effect laminate flooring. Built in storage cupboard under the stairs. Doors to:-



Lounge

15'7" x 11'10"

Wood effect laminate flooring. Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed patio doors to garden.



Kitchen/Diner

11'3" x 10'2"

Fitted with a range of modern matching fronted units. Rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit. Inset four ring gas hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Inset double oven at eye level. Integrated fridge/freezer, washing machine and dishwasher. Radiator. Sealed unit double glazed window to front.



Cloakroom

White suite comprising of low level w/c. Pedestal wash hand basin. Fitted extractor fan. Radiator.



Landing

Radiator. Loft access. Doors to:-

Master Bedroom

11'1" x 9'1"

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



En-suite

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Spotlights. Obscured sealed unit double glazed window to front.



Bedroom Two

11" x 8'8"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

10'10" x 6'9"

Radiator. Sealed unit double glazed window to rear.



Family Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Spotlights.



Outside - Rear

Part patio area. Remainder laid to lawn. Wooden storage shed to remain. Enclosed by panel fencing. Access to front via gate. West facing garden.



Outside - Front

Hard standing paved area providing off street parking. Part laid to lawn. Array of bushes. Pathway leading to entrance door.



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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/07.25

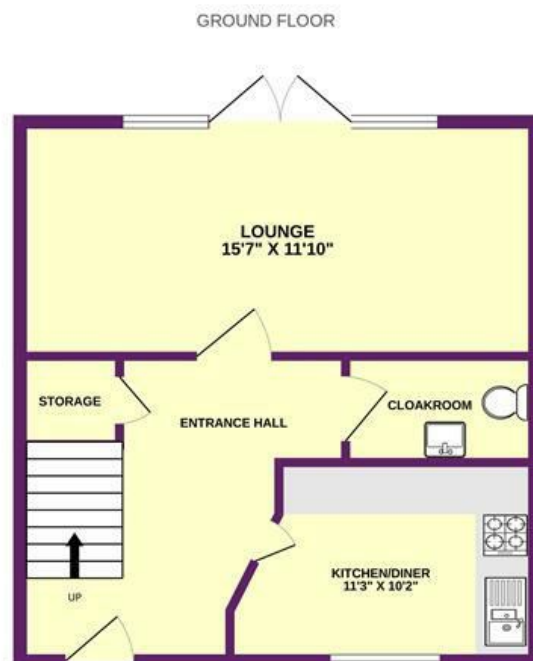
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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.





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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