



## Standley Road Walton On The Naze, CO14 8PT

**\*\*WORK STILL IN PROGRESS\*\*** \*\* UNDER GOING AN EXTENSIVE PROGRAMME OF COMPLETE REMODELLING, RENOVATION AND MODERNISATION TO THE HIGHEST STANDARD BY THE CURRENT OWNERS\*\* Situated in a sought after position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are delighted to offer for sale this STUNNING, NO ONWARD CHAIN, FOUR/FIVE BEDROOM SEMI-DETACHED HOUSE. The property benefits from being MINUTES FROM THE SEAFRONT AND TOWN CENTRE. The property also provides off road parking, a large beautiful rear garden, a 23" Modern open-plan kitchen/Diner and is within a quarter of a mile from Walton's mainline railway station. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Extended with Four/Five Bedrooms
- Stunning Throughout
- 23" Open Plan Kitchen/Diner
- Close to Seafront
- Completely Extended & Renovated Throughout
- No Onward Chain
- Large Rear Garden with Garage
- Ample Off Street Parking
- EPC Rating - TBC
- Council Tax Band - B



**Price £350,000 Freehold**

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Accommodation comprises with approximate room sizes:-

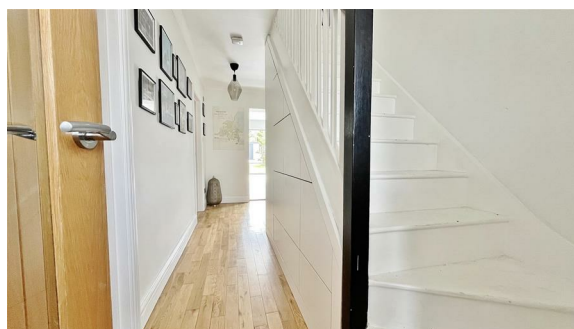
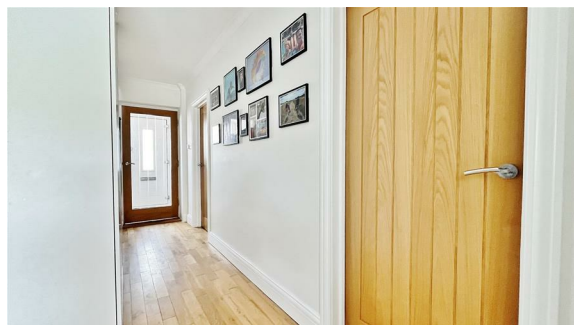
Sealed unit double glazed door leading to:

### Porch

Obscured sealed unit double glazed window to front. Door to:

### Hallway

Wood effect laminate flooring. Stair flight to first floor. Doors to:-



### Lounge

16'9" x 10'8"

Sealed unit double glazed window to front. Inset log burner.





## Open Plan Kitchen/Diner

23'4" x 12'12"

Fitted with a range of matching modern high gloss fronted unit. Square edge quartz work surfaces. Inset one and a half stainless steel bowl sink with mixer tap and quartz drainer. Instant bin-branded hot tap. Further selection of matching units at both eye and floor level. Inset eye level electric oven, microwave and coffee machine, all 'Neff' appliances. Inset 'Neff' dishwasher. Space for fridge/freezer. Island with fitted breakfast bar and inset six zone electric hob. Tiled splashback. Extractor fan. Tiled flooring. Spotlights. Built in ceiling Bluetooth audio speaker system. Sealed unit double glazed window to rear. Sealed unit double glazed bi-folding doors to rear.



## Dining area



### Utility

6'5" x 5"

Plumbing for washing machine. Tiled flooring. Obscured sealed unit double glazed door to side.



### Office/Bedroom Five

Wood effect laminate flooring. Sealed unit double glazed window to front and side.



### Shower Room

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Tiled splashback. Tiled flooring. Spotlights.



### Landing

Loft access. Doors to:-

### Master Bedroom

Sealed unit double glazed window to front. Radiator.

### Bedroom Two

14'4" x 9'6"

Sealed unit double glazed window to front. Radiator.



### Bedroom Three

10'11" x 8'4"

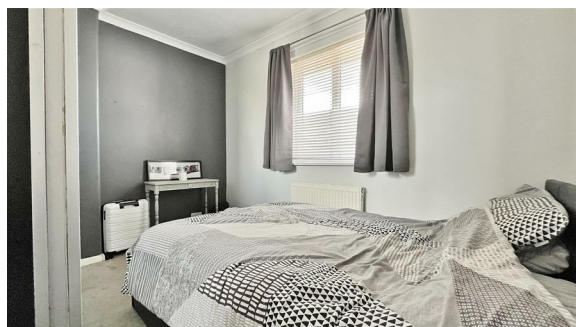
Sealed unit double glazed window to rear. Radiator.



### Bedroom Four

8'2" x 7'11"

Sealed unit double glazed window to front. Radiator.



### Family Bathroom

Modern suite comprises of low level w/c with integrated cistern. Vanity hand wash basin with storage cupboards under and marble effect square edge work surfaces offering further storage space. Free standing rolled top bath. Heated towel rail. Fitted LED mirror. Tiled flooring. Tiled walls. Spotlights. Obscured sealed unit double glazed window to rear.





### Outside - Rear

Stone Patio. Majority laid to lawn. Garage. Side access via gate with parking space. Outside light. Outside tap.



## Patio Area



## Outside - Front

Hard standing area providing ample off street parking.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

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/06.25

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.

### 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.





## GROUND FLOOR



**Sheen's**  
The Action Agents  
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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