



High Tree Lane Walton-on-the-Naze, CO14 8JE

Being situated in a non estate position approximately 400m from Walton's beaches and seafront, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE. In addition to its costal location, the property also benefits from Backwater views from one of the bedrooms and is in 'Turn Key' condition, ready to move into. Walton's mainline railway station and town centre are located approximately one mile away, so it really is a great location that meets so many needs. Call now for your viewing!

- Three Bedrooms
- 18'10 Lounge
- 11'10 Study
- 12'9 Modern Kitchen
- Double Glazed Windows
- Gas Central Heating
- Backwater Views
- Storage Garage
- Council Tax Band C
- EPC Rating TBC



Price £300,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Hallway

Stair flight to first floor. Double glazed window to side. Doors to:

Ground Floor Cloakroom

Comprises of Low level WC. Wall mounted hand wash basin with tile splash backs. Radiator. Double glazed window to rear.



Study

11'10 x 7'12

Formally the garage.



Kitchen

12'9 x 6'9

Recently fitted modern kitchen comprises: Roll edge work surfaces with inset one and half bowl single drainer sink unit. Four ring electric hob with oven under and extractor hood over (all appliances not tested). Plumbing and space for washing machine, dishwasher and fridge freezer. Tiled splash backs. Selection of matching Shaker style kitchen units at eye and floor level. Wall mounted gas boiler concealed in cupboard (not tested). Radiator. Double glazed windows to front and side.



Lounge

18'10 x 11'8

Radiator. Under stairs cupboard. Double glazed window to rear. Double glazed doors leading to garden.



First Floor Landing

Loft access. Storage cupboard. Airing cupboard. Doors to

Bedroom One

12'7 x 11'8

Double glazed window to rear offering Backwater views.
Radiator.



Bedroom Two

12'8 x 7'7

Double glazed window to front. Radiator.



Bedroom Three

11'10 x 7'12

Double glazed window to front. Radiator.



Bathroom

Modern white suite. P shaped bath. Vanity hand wash basin with cupboards under. Low level WC. Heated towel rail. Fully tiled walls. Double glazed window to rear.



Outside Rear

45'0" approx

Commencing with hard standing patio and shingled area. Shingle boarder. Timber storage shed. Panel fencing. Remainder being laid to lawn. Side access to front.



Outside Front

Driveway providing off street parking leading to storage garage which has double doors and power connected. Shingled area providing additional off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These are common on most properties in England and Wales. These should always be looked at by your legal representative who can advise you further

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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 -

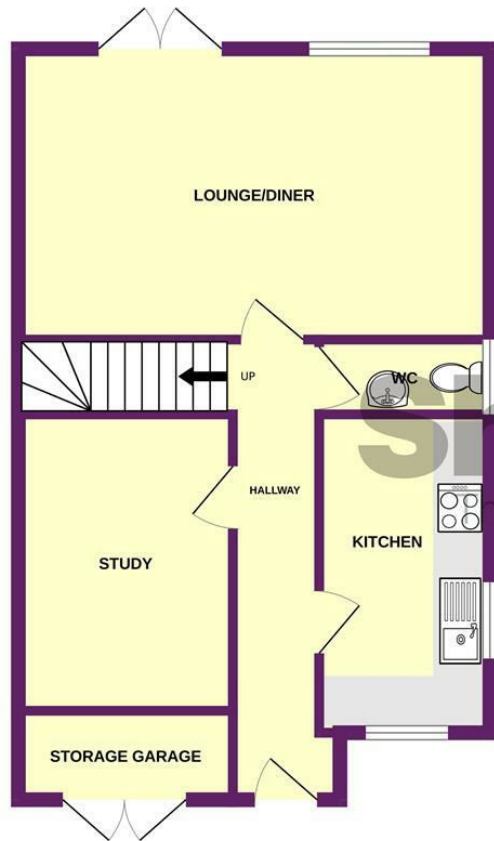
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details -

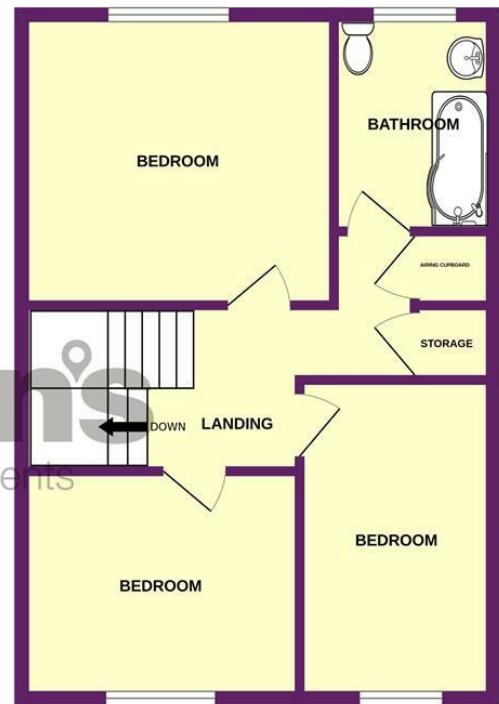
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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