



## Walden Way Frinton-on-Sea, CO13 0BJ

Located in a quiet, sought after location just outside the Frinton 'Gates'. Sheen's Estate Agents have the pleasure in bringing to market this EXTENDED, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. This spacious, airy property has been very well maintained throughout the years and offers a 14' dining room leading into a 14'5" lounge with patio doors opening onto a stunning 87' landscaped south facing rear garden. There is a modern fitted shower room and a lean to connecting the garage and further access into the rear garden. Perfectly located within a short stroll to the Seafront, shopping amenities in Connaught Avenue and the mainline railway station an early viewing is strongly advised to avoid missing out.

- Extended With Two Double Bedroom
- Dining Room & Lounge
- Modern Fitted Shower Room
- Quiet, Sought After Location
- 87' Landscaped South Facing Rear Garden
- Landscaped Front Garden
- Ample Off Street Parking & Garage
- No Onward Chain
- Must Be Viewed
- EPC Rating TBC/ Council Tax Band - C



**Price £300,000 Freehold**

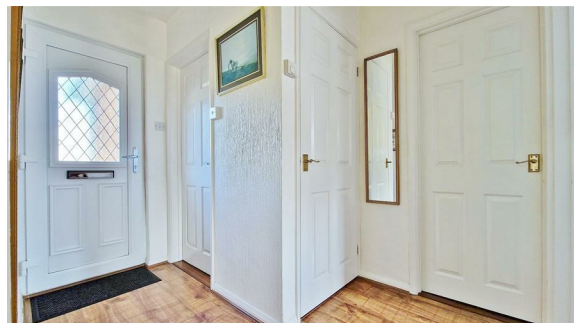


Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed leadlight entrance door leading to:-

### Hallway

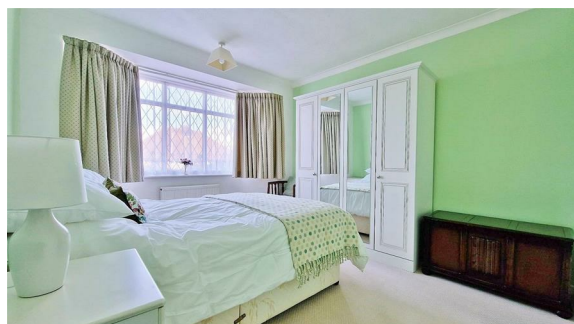
Loft access. Built in storage cupboard housing electric and gas meters. Wood laminate flooring. Door to:-



### Bedroom 1

12'5" x 10'4"

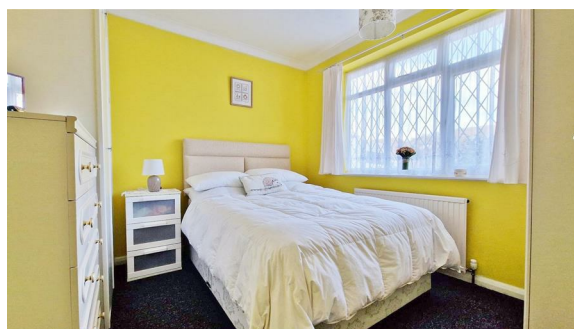
Radiator. Sealed unit double glazed leadlight bay window to front.



### Bedroom 2

10'3" x 9'3"

Fitted double wardrobe with over head storage. Radiator. Sealed unit double glazed leadlight window to front.



### Shower Room

Modern fitted white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. One and a half length fitted corner shower cubicle with integrated shower controls, overhead rainfall shower and separate attachment. Built in airing cupboard housing combination boiler. Fully tiled walls. Tiled flooring Heated towel rail. Extractor fan.



### Kitchen

10'4" x 10'

Fitted with a range of white matching fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Space for cooker. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Part tiled walls. Glass display cupboard. Radiator. Sealed unit double glazed window to rear. Window to lean to. Obscured door giving access to lean to.



### Dining Room

14' x 9'10"

Fireplace with inset electric fire. Open access leading to:-



## Lounge

14'5" x 11'10"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed patio doors giving access to rear.



## Lean To

12'1" x 7'10"

Polycarbonate roof. Window to rear. Door giving access to rear. Private door leading to:-



## Garage

16'6" x 7'2"

Fitted work bench. Power and lighting connected. Double swinging doors giving access to front.



## Outside - Rear

87' approx

South facing. Beautifully landscaped rear garden. Mature beds stocking array of flowers, shrubs and bushes. Two patio entertaining areas. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Mature trees. Enclosed by panelled fencing. Outside tap.



## Alternate Rear View



### Outside - Front

Landscaped front garden with array of mature beds stocking shrubs and bushes. Majority laid to lawn. Pathway leading to entrance door. Driveway providing ample off street parking.



### 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:


### JAF/09.25

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.

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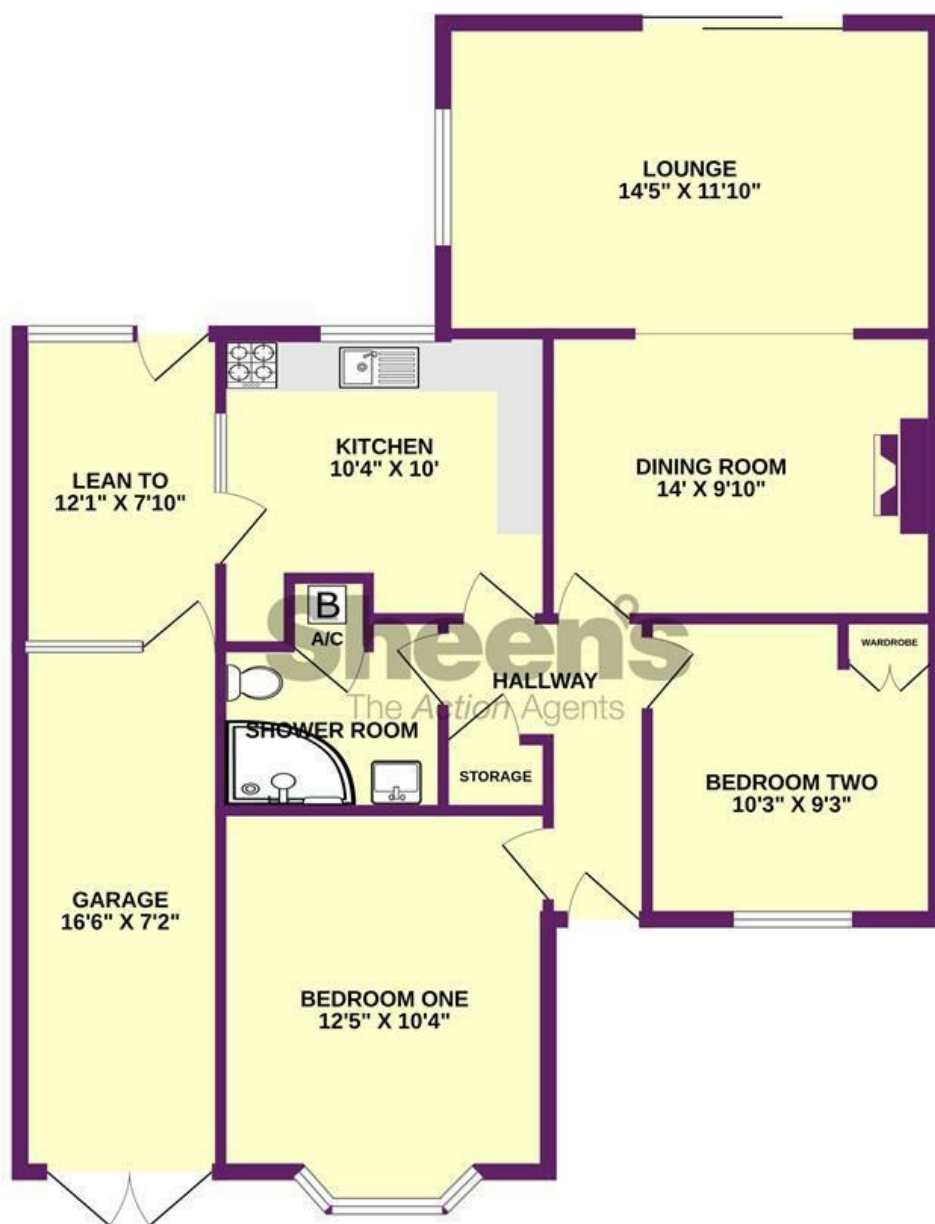
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## GROUND FLOOR



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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**Sheen's**  
The Action Agents