



## Walden Way Frinton On Sea, CO13 0BL

Located in the sought after seaside town of Frinton-on-Sea and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently situated within 1 mile of shopping amenities at Frintons town centre with an array of boutique shops, cafes and restaurants and the 'Greensward' and Seafront can also be enjoyed within a similar distance. Boasting an 18' lounge/diner, 50' rear garden and a detached garage with off street parking an early viewing is recommended to fully appreciate the property which is on offer.

- Two Bedrooms
- Sought After Location In A Non-Estate Position
- 18' Lounge/Diner
- Modern Fitted Shower Room
- 50' Rear Garden
- Detached Garage & Off Street Parking
- No Onward Chain
- Close To Amenities and Seafront
- Loft Conversion Possible S.T.P.P.
- EPC Rating E / Council Tax Band - C



**Price £270,000 Freehold**



Accommodation comprises with approximate room sizes:-

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

### Hallway

Built in storage cupboard. Loft access. Electric night storage heater. Door to:-



### Kitchen

10'10" x 6'7"

Fitted with a range of matching fronted units. Speckled rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Space for free standing cooker. Plumbing for washing machine. Space for fridge/freezer. Further selection of matching units at both eye and floor level. Part tiled walls. Tiled flooring. Two sealed unit double glazed windows to side.



### Lounge

18' x 12'

Fireplace with inset electric fire. Electric night storage heater. Sealed unit double glazed window to front.



### Shower Room

Modern white suite comprises low level w/c. Pedestal wash hand basin. Fitted one and a half length shower cubicle with wall mounted electric shower and glass shower screen. Fully tiled walls. Tiled flooring. Electric heated towel rail. Extractor fan. Two obscured sealed unit double glazed windows to side.



### Bedroom 1

12' x 10'3"

Built in wardrobes to one wall. Sealed unit double glazed window to rear.



### Bedroom 2

10' x 8'8"

Electric night storage heater. Sealed unit double glazed patio doors giving access to:-



### Conservatory

10'4" x 5'9"

Upvc construction. Polycarbonate roof. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed patio doors giving access to rear.



### Outside - Rear

50' approx

Patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Glass constructed greenhouse. Open access to side.



### Outside - Side

Hardstanding area providing potential for further off street parking. Outside tap. Detached garage with double swinging doors. Gate leading to front.

### Outside - Front

Driveway providing off street parking. Part laid to lawn. Array of flowers, shrubs and bushes.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Not Known

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



## JAF/07.25

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.

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



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