



Wade Reach Walton On The Naze, CO14 8RE

****COMPLETELY RENOVATED with SOUTH FACING GARDEN**** Having undergone a complete refurbishment, Sheen's Estate Agents have the pleasure in bringing to market this immaculate **TWO DOUBLE BEDROOM DETACHED BUNGALOW**. This stunning property boasts a modern fitted kitchen and shower room, full rewire, newly installed central heating, stunning landscaped south facing rear garden and a garage with ample off street parking. Wade Reach is within easy reach of a bus route linking the local area and is within a quarter of a mile of Walton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- L-Shaped Lounge/Diner
- Newly Fitted Kitchen
- Newly Fitted Shower Room
- Garage & Off Road Parking
- UPVC Conservatory
- Beautiful Landscaped South Facing Rear Garden
- New Gas Central Heating System
- Council Tax Band - C
- EPC Rating - D



Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard. Built in airing cupboard housing boiler and hot water cylinder providing heating and hot water throughout. Loft access. Radiator. Doors to:



Bedroom One

13' x 10'3"

Built in wardrobe. Wall lights. Radiator. Sealed unit double glazed window to front.



Bedroom Two

10'8" x 9'5"

Wall light. Radiator. Sealed unit double glazed window to front.



Cloakroom

Low level w/c. LVT flooring. Part tiled walls. Obscured sealed unit double glazed window to side.



Shower Room

Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed walk-in shower cubicle with fitted shower screen, wall mounted shower attachment and rainfall shower head. Part tiled walls. LVT flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to side.



Kitchen

11'7" x 9'6"

Newly installed kitchen fitted with a range of matching fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Built in larder cupboard. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. LVT flooring. Spotlights. Radiator. Sealed unit double glazed window to side. Obscured sealed unit double double glazed door to side.



Lounge/Diner

19'5" x 18'8"

York stone fireplace with inset coal fire. Two radiators. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio door leading to:



Conservatory

20'7" x 5'8"

LVT flooring. Wall light. Range of obscured and clear sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

Recently landscaped in May 2025. South Facing. Part paved patio area. Remainder laid to lawn. Beds stocked with an array of shrubs, trees and bushes. Access to front via side gate. Private access door to garage. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage up and over door. Remainder laid to shingle with an array of shrubs and bushes.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1970.52

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

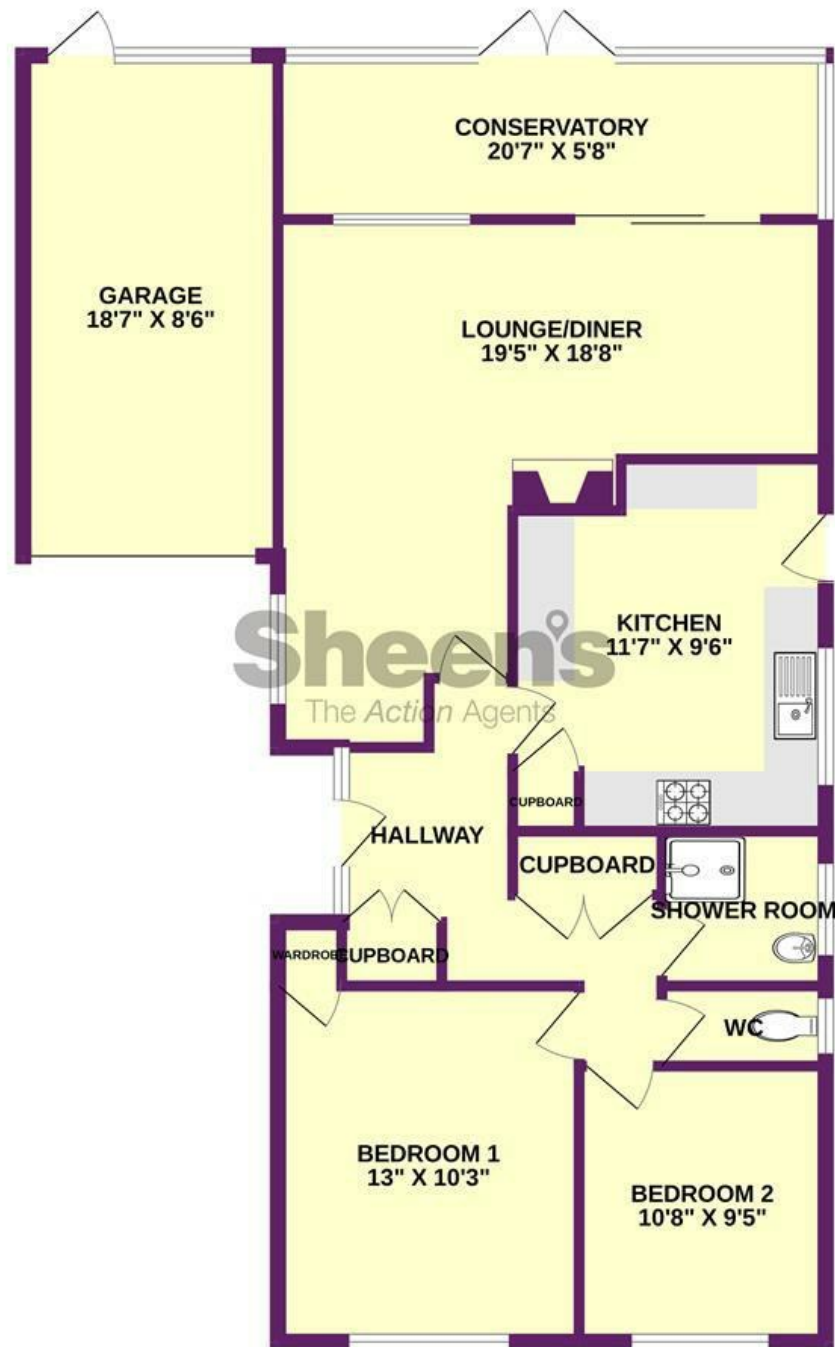
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 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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