



- Three Double Bedrooms
- Double Garage
- Gas Central Heating
- Double Glazing
- Walking Distance Of Seafront
- Close To Walton Train Station
- Conservatory
- Viewing Highly Advised
- Off road parking

Silver Seas, Hall Lane, Walton on the Naze, Clacton On Sea, Essex. CO14 8HZ

Detached family home with double garage and off road parking for several vehicles. The property is located in the popular seaside town of Walton on the Naze within easy reach of the sea front, park and other local amenities. The property has been updated throughout by the current owners. Highlights include three double bedrooms, first floor family bathroom and ground floor WC, kitchen with breakfast bar, living room, conservatory, south facing rear garden. Call the sales team for more information, early viewings recommended.



Property Details.

Ground Floor

Entrance Hall

14' 09" x 6' 01" (4.50m x 1.85m) UPVC front door, tiled floor, stairs to first floor.

Lounge



17' 11" x 10' 9" (5.46m x 3.28m) Double glazed window to front, two radiators, gas fireplace with wooden mantle and marble surround and hearth.

Conservatory



12' 09" x 12' 0" (3.89m x 3.66m) Double glazed windows to sides, French doors to rear, two radiators, ceiling fan light.

Cloakroom

6' 03" x 3' 06" (1.91m x 1.07m) Double glazed obscure window to rear, tiled floor, low level, WC, wall mounted sink with tiled splash back.

Kitchen



17' 11" x 8' 11" (5.46m x 2.72m) Double glazed windows to front and rear, two radiators, UPVC door to rear opening onto the garden, tiled floor, fitted kitchen with laminate worktop, part tiled walls, integrated sink with left hand drainer, gas hob, double oven, over head fan, microwave.

First Floor

Landing

11' 02" x 6' 01" (3.40m x 1.85m) Double glazed window to front, radiator, loft access (The loft is insulated and part boarded)

Bedroom



17' 11" x 8' 11" (5.46m x 2.72m) Double glazed windows to front and rear, radiator, fitted wardrobes.

Property Details.

Bedroom



10' 8" x 7' 11" (3.25m x 2.41m) Double glazed window to rear, radiator.

Bedroom



9' 07" x 9' 02" (2.92m x 2.79m) Double glazed window to front, radiator, previously fitted double bed but currently being used as home office.

Family Bathroom



7' 09" x 6' 05" (2.36m x 1.96m) Double glazed obscure window to rear, fitted bath with over head shower, low level WC, vanity unit, tiled walls, ceiling fan.

Outside

Rear Garden



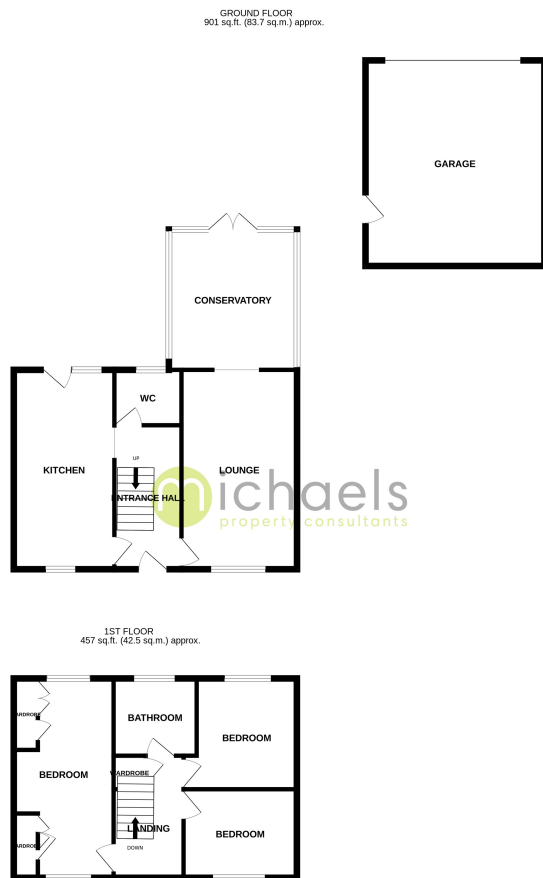
A well maintained rear garden mainly laid to lawn, patio area, footpath to rear parking and garage, side access leading to the front of the property.

Off Road Parking & Garage

Hard standing driveway for several vehicles positioned in front of the rear double garage which has an up and over door and power connected.

Property Details.

Floorplans

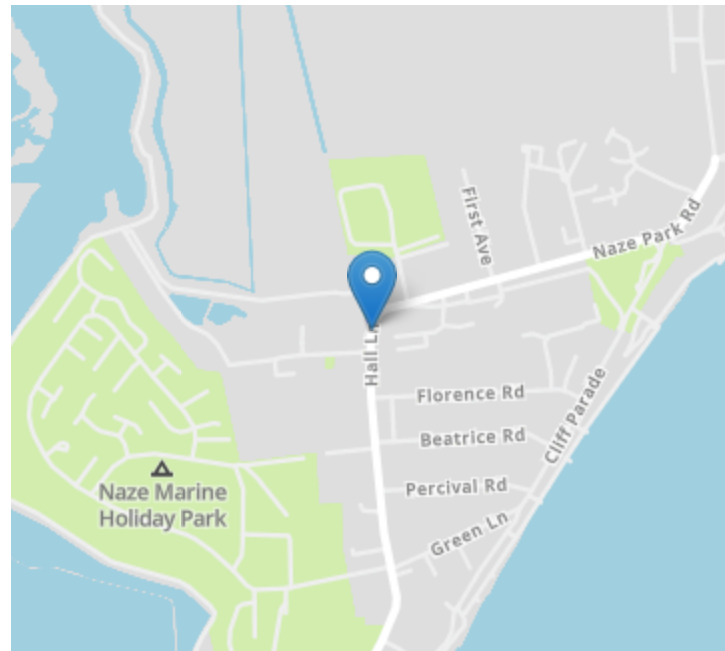


TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.

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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Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.