



# Chamberlain Avenue, Walton on the Naze, Essex. CO14 8TG

- No Onward Chain
- Three Bedrooms
- Two Bathrooms
- Detached Family Home
- Garage & Off Street Parking
- Two Conservatory



## PROPERTY DESCRIPTION

Situated in a quiet residential position within the popular coastal town of Walton-on-the-Naze, this well-presented and deceptively spacious three bedroom detached family home offers versatile accommodation, conservatory additions, garage and a generous rear garden with a useful additional enclosed garden area. The ground floor comprises an enclosed entrance porch leading into a welcoming entrance hall with stairs rising to the first floor. To the front aspect is a bright and spacious lounge with sliding patio doors opening into a conservatory, providing additional reception space and attractive views over the rear garden. The modern fitted kitchen offers a range of contemporary wall and base units with integrated appliances and access to the side lobby. From here there is internal access to the garage and a further conservatory-style utility room, currently arranged as a practical laundry and storage space with direct access to the garden. A ground floor bedroom provides flexibility for use as a dining room, study or guest room and is complemented by a wet room. To the first floor, the landing leads to two well-proportioned bedrooms, including a generous master bedroom, together with a family bathroom and additional storage cupboard. Externally, the front of the property is laid to shingle providing low-maintenance off-road parking and access to the garage. The rear garden is predominantly laid to lawn with paved patio areas ideal for outdoor entertaining, all enclosed by fencing and offering a good degree of privacy. A particular feature of the property is the additional enclosed garden area situated behind the main rear fence, accessed via a gate. This hidden section provides further outdoor space with potential for a kitchen garden, storage area or private retreat, adding to the overall versatility of the plot. Conveniently located for local amenities, schools, the seafront and mainline railway station with links to Colchester and London Liverpool Street, this property offers excellent family living in a sought-after coastal setting.

Early viewing is highly recommended



## ROOM DESCRIPTIONS

### entrance hall

6' 5" x 14' 5" (1.96m x 4.39m) Entrance hallway with fitted carpet and artex ceiling. Radiator, stairs to first floor, and doors leading to the kitchen, bedroom three/dining room, and living room.

### Lounge

9' 8" x 18' 3" (2.95m x 5.56m) Double glazed sliding patio doors to conservatory, double glazed window to front, artex ceiling, fitted carpet, radiator, TV points.

### conservatory

9' 11" x 9' 11" (3.02m x 3.02m) Bright and airy conservatory with tiled flooring and surrounding double glazed windows providing pleasant views over the rear garden. Door to the rear garden, creating an ideal space for dining or relaxing.

### Kitchen

8' 9" x 13' 6" (2.67m x 4.11m) Modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, integrated oven and integrated fridge freezer. Inset sink unit with mixer tap, spotlights to ceiling, laminate flooring, and double glazed window providing natural light. Door giving access to the rear.

### Bedroom 3/ dining room

6' 6" x 9' 9" (1.98m x 2.97m) Versatile bedroom/dining room featuring fitted carpet, radiator, and artex ceiling with coving. Double glazed window to the side providing natural light, creating a bright and adaptable space suitable for a variety of uses.

### downstairs wc

4' 5" x 4' 6" (1.35m x 1.37m) Downstairs cloakroom comprising low level WC and wash hand basin set within vanity unit. Part tiled walls, tiled flooring, and frosted double glazed window providing natural light and privacy.

### bedroom 1

9' 7" x 18' 5" (2.92m x 5.61m) Spacious bedroom with fitted carpet, dual aspect double glazed windows to the front and rear providing excellent natural light, and two radiators. Range of fitted wardrobes and drawers offering ample storage.

### bedroom 2

9' 8" x 10' 4" (2.95m x 3.15m) Bedroom with fitted carpet and artex ceiling, incorporating loft access. Double glazed window to the side providing natural light and radiator.

### Bathroom

6' 4" x 8' 1" (1.93m x 2.46m) Family bathroom comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, low level WC, and wash hand basin set within vanity unit. Part tiled walls, tiled flooring, artex ceiling, and frosted double glazed window to the side providing natural light and privacy.

### conservatory 2

9' 3" x 9' 4" (2.82m x 2.84m) this conservatory is currently being used as a utility room, but could also be used as a home office, sun room or for storage

### rear garden

Generous rear garden predominantly laid to lawn, enclosed by timber panel fencing offering a good degree of privacy. Paved patio areas provide ideal space for outdoor seating and entertaining, with well-stocked flower and shrub borders to the sides. Additional features include a timber garden shed and further hardstanding areas, creating a well-maintained and versatile outdoor space.



# FLOORPLAN



GROUND FLOOR



1ST FLOOR



CHAMBERLAIN AVENUE

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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