Walton Road, Walton on the Naze, Essex. CO14 8LZ

- No Onward Chain - Keys to View
- Extended & Detached Bungalow
- Three/Four Bedrooms
- Dining Room/Bedroom Four
- Modernisation Required

- Carport & Garage
- Close To Beach & Local Amenities
- South East Facing Rear Garden
- Versatile & Adaptable Layout

PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located close to Walton's Mainline Railway Station, Beach and M&S/Aldi, My Moving Places have the honour in bringing to market this EXTENDED THREE/FOUR BEDROOM DETACHED BUNGALOW. Internally a large central Entrance Hall gives way to Three Bedrooms, Two with Bays to the Front, Dining Room or Fourth Bedroom, Bathroom, Kitchen and the Rear Facing Lounge. The Lounge was extended making it a Large and Bright space with views of the garden. From the Kitchen is a Utility/Garden Room and door to the Garage and Garden. Throughout modernisation will be required however the vendor has advised us that the consumer unit has been replaced and the loft well insulated. Externally there is a South East Facing Rear Garden, Front Garden with Driveway, Carport and Garage. In our opinion this property needs to be viewed to fully appreciate the versatile layout of this generous sized home.

ROOM DESCRIPTIONS

ACCOMMODATION

PORCH
Wooden entrance door, tiled floor.

ENTRANCE HALL
Glazed wooden entrance door, storage cupboard, access to loft via hatch, radiator, fitted carpet.

MASTER BEDROOM
13' 0" x 12' 2" (3.96m x 3.71m) Double glazed bay window to front aspect, double glazed window to side aspect, storage cupboard, radiator, fitted carpet.

BEDROOM TWO
13' 0" x 8' 0" plus bay (3.96m x 2.44m) Double glazed bay window to front aspect, double glazed window to side aspect, storage cupboard, radiator, fitted carpet.

BEDROOM THREE
13' 0" x 8' 0" (3.96m x 2.44m) Double glazed window to side aspect, vanity wash hand basin, storage cupboard, radiator, fitted carpet.

BATHROOM
Suite comprising low level WC, pedestal wash hand basin and panelled bath. Two obscure double glazed windows to side aspect, cupboard, tiled walls and floor, radiator.

DINING ROOM/BEDROOM FOUR
12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to side aspect, radiator, laminate flooring.

LOUNGE
16' 8" x 16' 6" (5.08m x 5.03m) UPVC door to garden, double glazed windows to side and rear aspects, gas fire with hearth and surround, two radiators, fitted carpet.

KITCHEN
13' 4" x 9' 9" (4.06m x 2.97m) Matching eye level and base units, tiled work surface inset stainless steel 1 and 1/2 sink and drainer unit. Integrated four ring electric hob, oven and dishwasher. Double glazed windows to side and rear aspects, cupboard housing wall mounted boiler, larder cupboard, tiled walls and floor, radiator, door to Utility/Garden Room

UTILITY/GARDEN ROOM
15' 1" x 5' 4" (4.60m x 1.63m) Wood door to garden, wood door to garage, door to greenhouse, double glazed window to side aspect, tiled floor, radiator.

INTEGRAL GARAGE
Up and over door, wood door to Utility/Garden Room, window to rear aspect, power and light.

EXTERIOR

GARDEN
To the Front: Block paved steps and pathway leading to entrance, side gate. Driveway leading to car port and garage, remainder shingled with flower and shrub borders.

To the Rear: Block paved patio, raised lawn and mature shrubs. Access to front via side gate, greenhouse, outside tap.
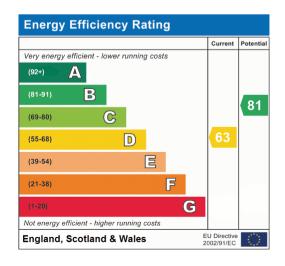
FLOORPLAN & EPC

ACCOMMODATION

GARAGE

GARDEN/UTILITY ROOM

LOUNGE

KITCHEN

LARDER

UPBOAR

TORAG

BATHROOM

ENTRANCE HALL

DINING ROOM

CUPBOAR CUPBOARD

BEDROOM

TORAG TORAG

MASTER BEDROOM

BEDROOM

PORCH

WALTON ROAD

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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