



**COLLINDALE GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 5BH
£525,000 (Asking Price)**

DESCRIPTION:

A STONES THROW FROM HOLLAND ON SEA WITH A GARDENS ADDRESS ! A Beautifully presented detached chalet style family home , situated in one of Clacton's most desirable cul-de-sac turnings within the sought after eastern outskirts of the town , bordering Holland on sea . The property is ideally located within walking distance of all local amenities including Holland on sea shops and stunning seafront , Holland Park primary school and bus route to Clacton town centre & mainline train station. An internal viewing is a must to avoid missing out on this stunning home .

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street, Straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road approximately quarter of a mile. Continue past Holland Park primary school on the left hand side. Take the next turning right into Deanhill Avenue. Take the second turning on the right into Melrose Gardens, right again into Collindale Gardens and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS *
- * FIRST FLOOR MODERN BATHROOM *
- * GROUND FLOOR SHOWER ROOM *
- * 16'6 x 14'5 LOUNGE *
- * 26' x 15'5 KITCHEN DINER *
- * 16'6 UTILITY ROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * FAVOURED SCHOOL CATCHMENT AREA *
- * LAWNED REAR GARDEN * 16'4 x 11'7 GARAGE*
- * GARDENS ADDRESS *
- * VIEWING RECOMMENDED * SOLE AGENTS *

FIRST FLOOR: BEDROOM TWO: 15'0 (4.57m) x 12'6 (3.81m)

Radiator. Two storage cupboards. Replacement double glazed windows to side and rear.

BEDROOM THREE: 11'0 (3.35m) x 10'0 (3.05m)

Radiator. Walk in wardrobe. Further eaves storage. Replacement double glazed window to side.

BEDROOM FOUR / OFFICE: 9'1 (2.77m) x 8'1 (2.46m)

Radiator. Replacement double glazed window to front.

BATHROOM:

Modern fitted bathroom suite comprising of standalone bath, vanity wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Part tiled walls. Extractor fan. Replacement double glazed window to side.

FIRST FLOOR LANDING:

Eaves storage. Doors to all rooms. Replacement double glazed window to front. Stairs to ground floor.

ENTRANCE HALL:

Entrance door. Stairs to first floor with storage understairs, separate storage cupboard. Vertical radiator. Doors to all rooms.

BEDROOM ONE: 16'0 (4.88m) x 10'10 (3.30m)

Radiator. Sharp fitted wardrobes. Replacement double glazed windows to side, replacement double glazed Velux window.

GROUND FLOOR SHOWER ROOM:

Modern fitted shower suite comprising of double width shower tray, two shower attachments, vanity wash basin with cupboards below, low level WC. Heated towel rail. Part tiled walls. Replacement double glazed window to side.

KITCHEN DINER: 26'0 (7.92m) x 15'5 (4.70m)

Modern fitted kitchen comprising of rolled edge laminated work surfaces with inset sink drainer unit with cupboards, drawers and storage below, range of eye level cupboards, integrated oven with microwave oven, electric hob with extractor hood above, fridge and freezer. Wall mounted combi boiler. Part tiled walls. Two separate storage cupboards. Underfloor heating. Replacement double glazed french door to garden, replacement double glazed window to rear, double glazed window to side, door leading to utility.

UTILITY ROOM: 16'6 (5.03m) x 3'3 (0.99m)

Replacement double glazed window and door to side.

LOUNGE: 16'6 (5.03m) x 14'5 (4.39m)

(narrowing to 12'2). Radiator. Wiring for a 5.1 surround sound system. Access to dining area. Replacement double glazed bay window to front.

GARAGE: 16'4 (4.98m) x 11'7 (3.53m)

With up and over door, power and light connected. Two double glazed windows to side.

OUTSIDE:

To the front of the property is a block paved driveway affording access for off road parking, partly laid to lawn. Dual side access leading to rear garden.

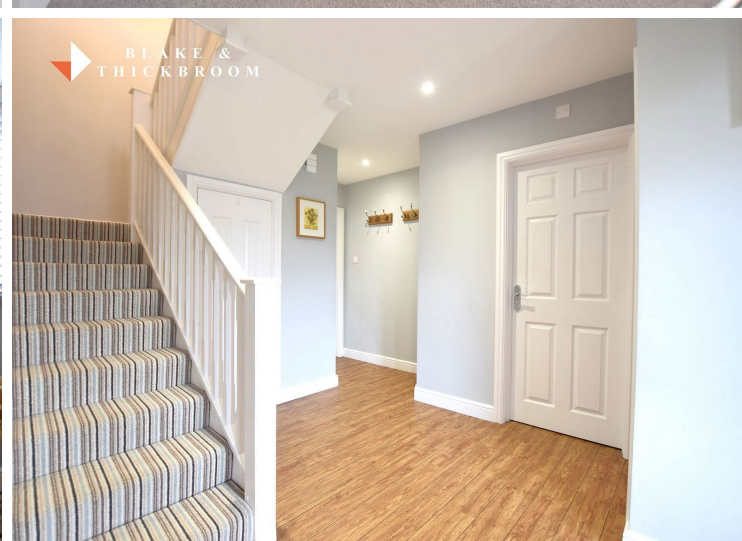
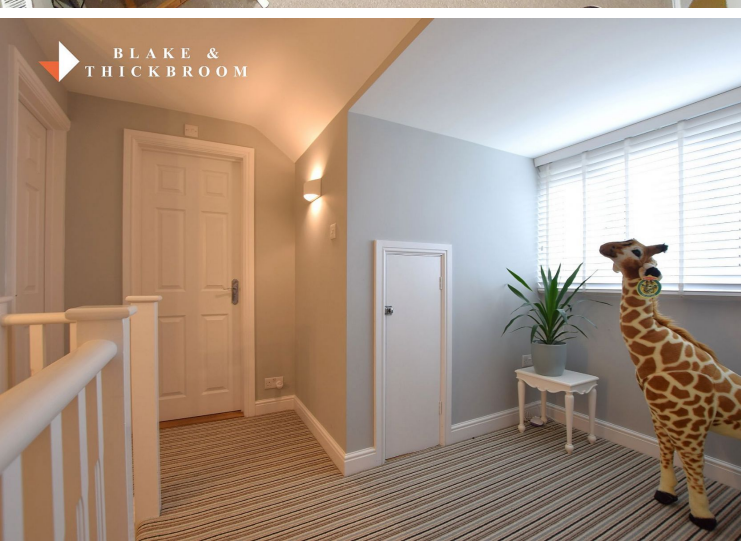
REAR GARDEN:

The rear garden is mostly laid to lawn with paved path to rear leading to summer house (power and light connected). Wood storage shed. Outside power sockets. Flower and shrubs borders, the garden is partially retained by wooden panelled fencing.

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GROUND FLOOR
94.0 sq.m. (1012 sq.ft.) approx.



1ST FLOOR
52.9 sq.m. (569 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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GROUND FLOOR

1ST FLOOR



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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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