



GAME ESTATES

PROPERTY SALES & LETTINGS

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44 Oakwood Avenue

West Mersea

Essex

CO5 8EW

£465,000



Three-bedroom detached property

Kitchen, Study and dining room

Garage & driveway for three vehicles

Lounge with open fireplace

West Facing un-overlooked rear garden

Triple glazed windows

Cloakroom & Bathroom

Council Tax Band D

Discover the perfect coastal retreat with this charming, detached chalet, boasting 3 double bedrooms and a dedicated study for those seeking a work-from-home haven. Situated in a peaceful area close to the village and beach, this property offers the best of both worlds – tranquillity and convenience.

Step inside to find a cozy lounge featuring an open fireplace, ideal for relaxing evenings with loved ones. The west facing unoverlooked rear garden is perfect for alfresco dining or simply soaking up the sun.

Designed for comfort, this home includes triple glazed windows, ensuring a peaceful and energy-efficient environment. The property also benefits from a well-appointed bathroom, an additional cloakroom, and ample parking with a driveway for 2 cars and garage. With nearby points of interest such as the village and beach just a stone's throw away, you'll never be short of activities to enjoy.

Entrance Hall: Panelled door with side glazing, doors to all rooms

Cloakroom: 5' 6" x 3' 0" (1.68m x 0.91m)

Pedestal wash basin, WC, radiator, window to the front.

Lounge: 22' 0" x 12' 0" (6.71m x 3.66m)

Red brick fireplace with tiled hearth, double opening casement doors leading to decking overlooking garden, window to front, two radiators.

Dining Room: 9' 6" x 9' 0" (2.90m x 2.74m)

Double opening doors to lounge, window to the rear, radiator.

Study: 9' 6" x 9' 0" (2.90m x 2.74m)

Window to the front, radiator

Kitchen: 13' 6" x 9' 6" (4.11m x 2.90m)

Fitted units inset sink with mixer tap, worktops with tiled surround, plumbing for washing machine, radiator, window to rear, part obscure glazed door to the side driveway.

Bedroom 1: 15' 6" x 12' 6" (4.72m x 3.81m)

Wardrobe cupboard, eves cupboard, access to loft and window to the front.

Landing

With doors to all rooms and storage cupboard, access to loft space.

Bedroom 2: 12' 0" x 11' 6" (3.66m x 3.51m)

Window to the front and large cupboard.

Bedroom 3: 10' 3" x 8' 6" (3.12m x 2.59m)

Window to the rear, radiator, cupboard.

Bathroom: 9' 0" x 5' 6" (2.74m x 1.68m)

White suite comprising panel bath, pedestal wash basin, bidet, WC, radiator, obscure window to the rear.

Garage: 18' 0" x 9' 0" (5.49m x 2.74m)

Up and over door with power.

Rear Garden: 62' 0" x 43' 0" (18.90m x 13.11m) West facing, un-overlooked, laid to lawn, mature trees and shrubs. Raised decking, oil boiler and tank, double opening gates to front driveway, water tap.

Front Garden

Parking for 2 vehicles, mature hedge and tree, laid to lawn.

Council tax band: D

AWATING EPC AND FLOORPLAN

