

oakheart

£750,000

Guide Price  
Empress Avenue, West Mersea





Guide Price £750,000 - £800,000.

Oakheart Mersea are excited to introduce a stunning four-bedroom detached property on a substantial plot in 'the Avenues' West Mersea. This spacious family home offers approximately 2,140 square feet of living space.

Step inside to a welcoming entrance hall with a galleried landing. The living room provides a generous space for relaxation, measuring 22'9" x 13'9". Adjacent is a delightful dining room, perfect for family gatherings. The property also features a study and a separate games

room, offering versatility. The well-appointed kitchen breakfast room (19'5" x 13'5") is ideal for culinary pursuits. Additional highlights include a utility room and a ground-floor cloakroom.

Upstairs, the master bedroom boasts integrated wardrobes and an ensuite bathroom, providing a private retreat. The three other double bedrooms also feature integrated wardrobes, ensuring ample storage.

Outside, the property impresses with generous front and rear gardens. The front garden (approx. 55' x 57') includes an extensive

block-paved driveway leading to a double garage. The rear garden (approx. 68' x 69') offers a desirable west-facing aspect and a raised patio area for outdoor enjoyment.

Ideally located on a sought-after tree-lined avenue leading to the beach, this home presents a fantastic coastal lifestyle. With spacious interiors, expansive gardens, and desirable features, early viewing is highly recommended.

Contact Oakheart Property now to arrange a viewing and secure this magnificent four-bedroom detached home.









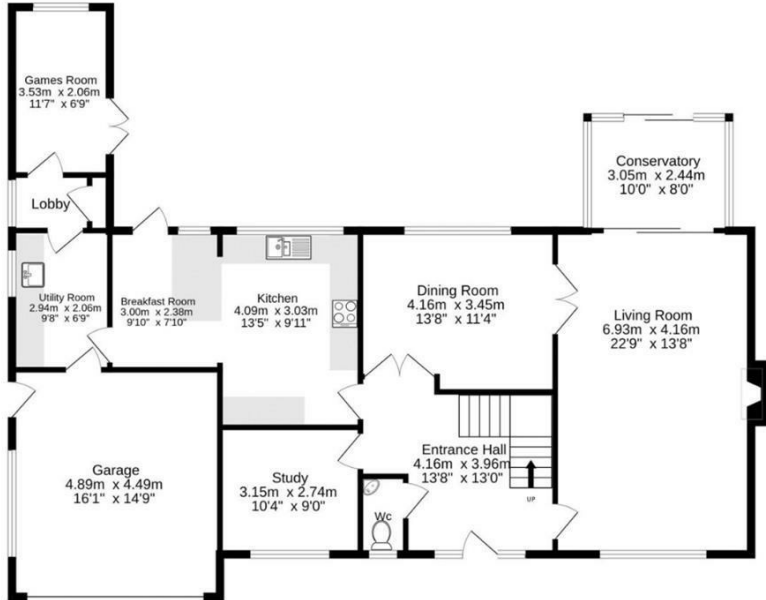




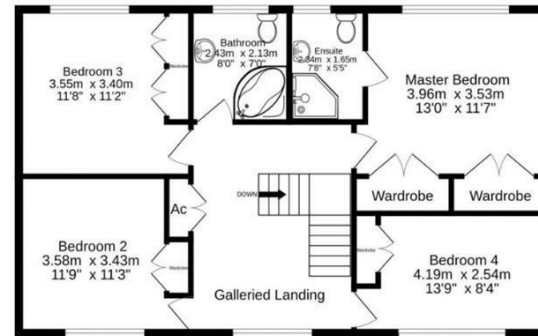




Ground Floor  
132.9 sq.m. (1431 sq.ft.) approx.



1st Floor  
80.0 sq.m. (861 sq.ft.) approx.



TOTAL FLOOR AREA : 213.0 sq.m. (2292 sq.ft.) 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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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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