

oakheart



£650,000

Guide Price  
Firs Road, West Mersea



Guide Price - £650,000. - £700,000.

This magnificent family home boasts four spacious double bedrooms and four reception rooms, providing ample living space spread across 2012 square feet. The property features a stunning Kitchen Breakfast Room measuring 15'9" X 13'6", seamlessly connected to the Dining Room, ideal for family gatherings and entertaining guests.

Additionally, the residence comprises a Lounge, Sitting Room, Study, and a Garden Room measuring 12' x 10'11", offering versatile living spaces to suit various lifestyle needs.

Ascending to the first floor, the property continues to impress with en-suite facilities adorning both the Principal and Second Bedrooms, ensuring comfort and convenience for occupants.

Externally, the property boasts a remarkable south-facing rear

garden measuring 147' x 59', featuring an extensive lawn area along with decked and landscaped sections, creating an ideal setting for outdoor entertainment and relaxation.

Furthermore, the front of the property is adorned with a gravelled driveway, providing convenient off-road parking facilities. This exceptional family home is offered with the added benefit of no onward chain, presenting a seamless transition for potential buyers.

For an Internal Inspection Call Oakheart Mersea Island







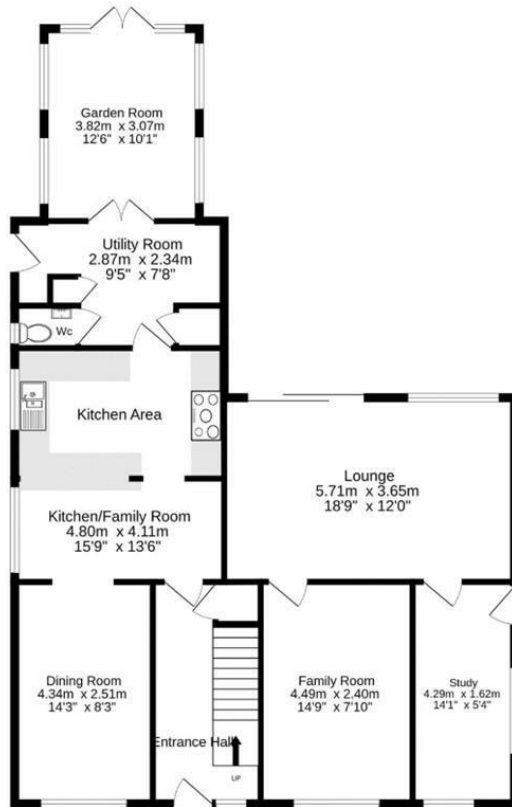




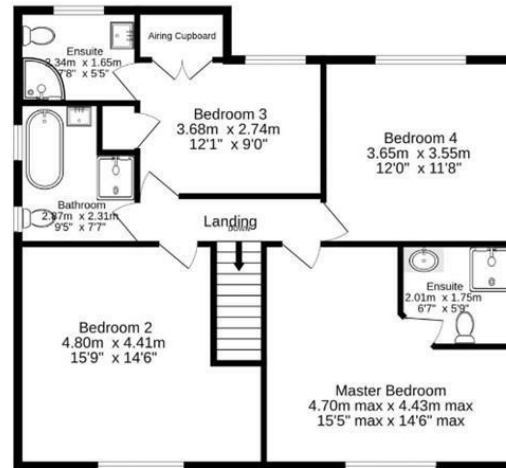




Ground Floor  
106.6 sq.m. (1148 sq.ft.) approx.



1st Floor  
84.3 sq.m. (908 sq.ft.) approx.



TOTAL FLOOR AREA : 190.9 sq.m. (2055 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:  
E

### 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>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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