

oakheart



£325,000

Guide Price  
Garden Farm, West Mersea

Guide Price £325,000. - £350,000.

Nestled within the serene landscape of Garden Farm, West Mersea, Essex, this charming semi-detached residence boasts three spacious bedrooms. Tucked away in a tranquil cul-de-sac, the property enjoys a peaceful ambiance, accentuated by its proximity to the adjacent local park.

Step inside to discover a thoughtfully designed interior, where a

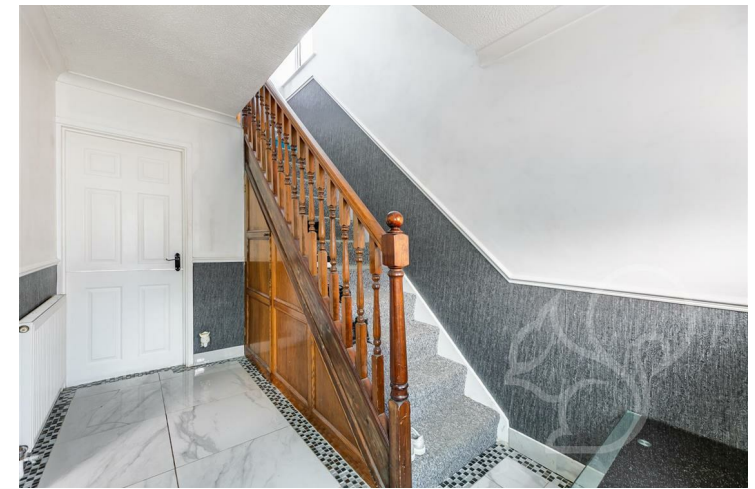
seamless flow connects the various living spaces. The lounge, gracefully merging with the games room, creates an inviting atmosphere, ideal for both relaxation and entertainment. From here, a transition to the dining room beckons, offering a tranquil retreat bathed in natural light.

At the heart of the home lies the central kitchen, a functional space where culinary creativity flourishes. Designed for convenience, it ensures easy access and practicality in meal

preparation.

Outside, the property offers off-road parking at the front, ensuring convenience for residents and guests alike. Meanwhile, the enclosed west-facing rear gardens provide a private sanctuary, perfect for outdoor gatherings or moments of solitude amidst nature's beauty.

For An Internal Inspection Call Oakheart Mersea Island.

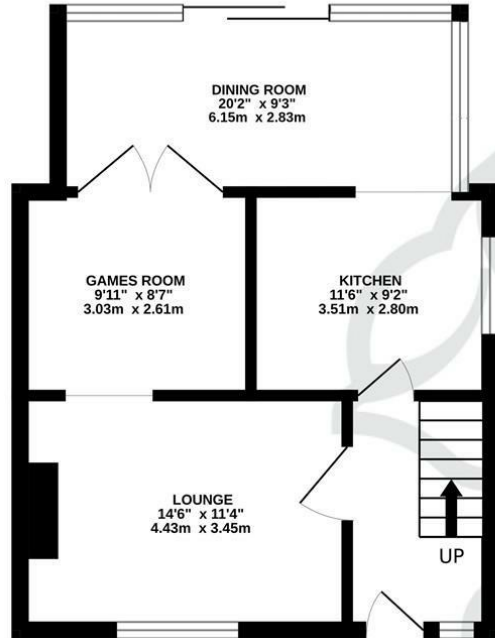




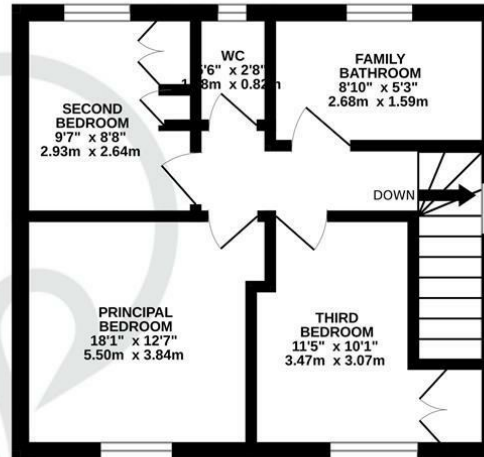




GROUND FLOOR



1ST FLOOR



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:

Energy Efficiency Rating

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