

oakheart



£385,000

Asking Price  
Queen Anne Road, West Mersea



Welcome to this charming three-bedroom detached house with garage, situated at the tranquil end of a cul-de-sac on Queen Anne Road.

This delightful home offers a perfect blend of comfort and convenience, featuring spacious off-road parking. The interior boasts three generously sized bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office.

The living areas are bright and inviting, with plenty of natural light streaming in through large windows. The well-appointed kitchen is perfect for preparing meals, while the adjoining dining area is ideal for family gatherings or entertaining friends.

The property also includes a beautifully maintained garden, offering a serene outdoor space for relaxation and leisure while the additional summer house offers a versatile space for a home office or studio. The garage and dedicated laundry room add to

the practicality and functionality of this delightful home.

Located in a peaceful and desirable neighbourhood, this house provides a wonderful opportunity to enjoy suburban living with easy access to local amenities and excellent transport links.

Don't miss the chance to make this lovely house your new home.

For an Internal Inspection Call Oakheart Mersea Island







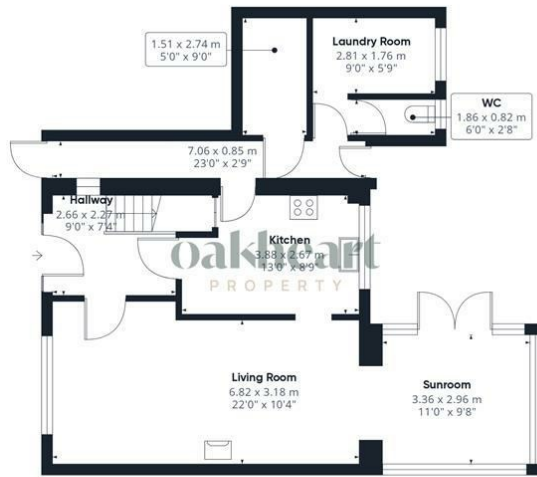




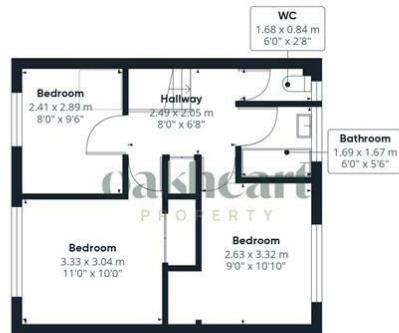








Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
 107.38 m<sup>2</sup>  
 1155.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

**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>	<b>76</b>	<b>79</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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