

oakheart



£690,000

Offers In Excess Of  
Farthings Chase, West Mersea



Nestled in the highly sought-after location of Seaview Avenue, this exquisite bungalow in Farthings Chase offers an exceptional blend of comfort, space, and elegance.

Boasting four spacious double bedrooms, including a Principle Bedroom with an ensuite, this home is designed for modern living at its finest. The large entrance hall welcomes you into a thoughtfully laid-out interior, where a well-appointed kitchen and separate dining room provide the perfect spaces for both

everyday meals and entertaining.

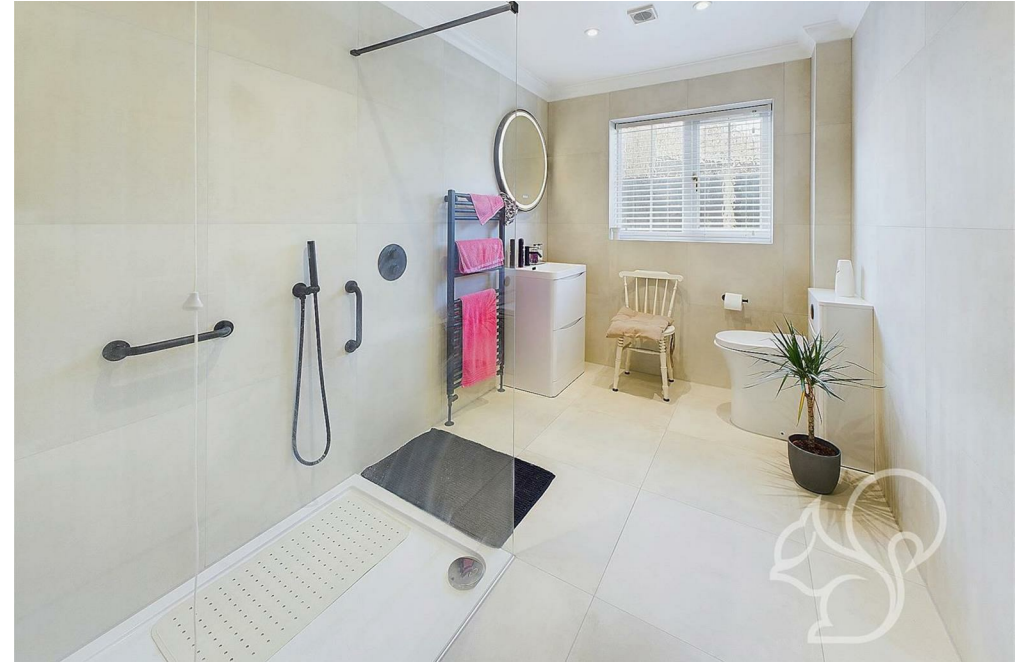
The high specification family bathroom is beautifully finished, offering a serene space to unwind. Situated on a large plot, the property enjoys ample outdoor space, perfect for gardening or outdoor activities. The driveway and double garage provide generous parking and storage solutions. This bungalow is an opportunity to own a home in one of the area's most desirable settings, combining luxury, practicality, and prime location.

Additional features include a convenient utility room and a versatile study/bedroom four, ideal for home working or a quiet retreat.

For an internal inspection call Oakheart Mersea 01206 382191







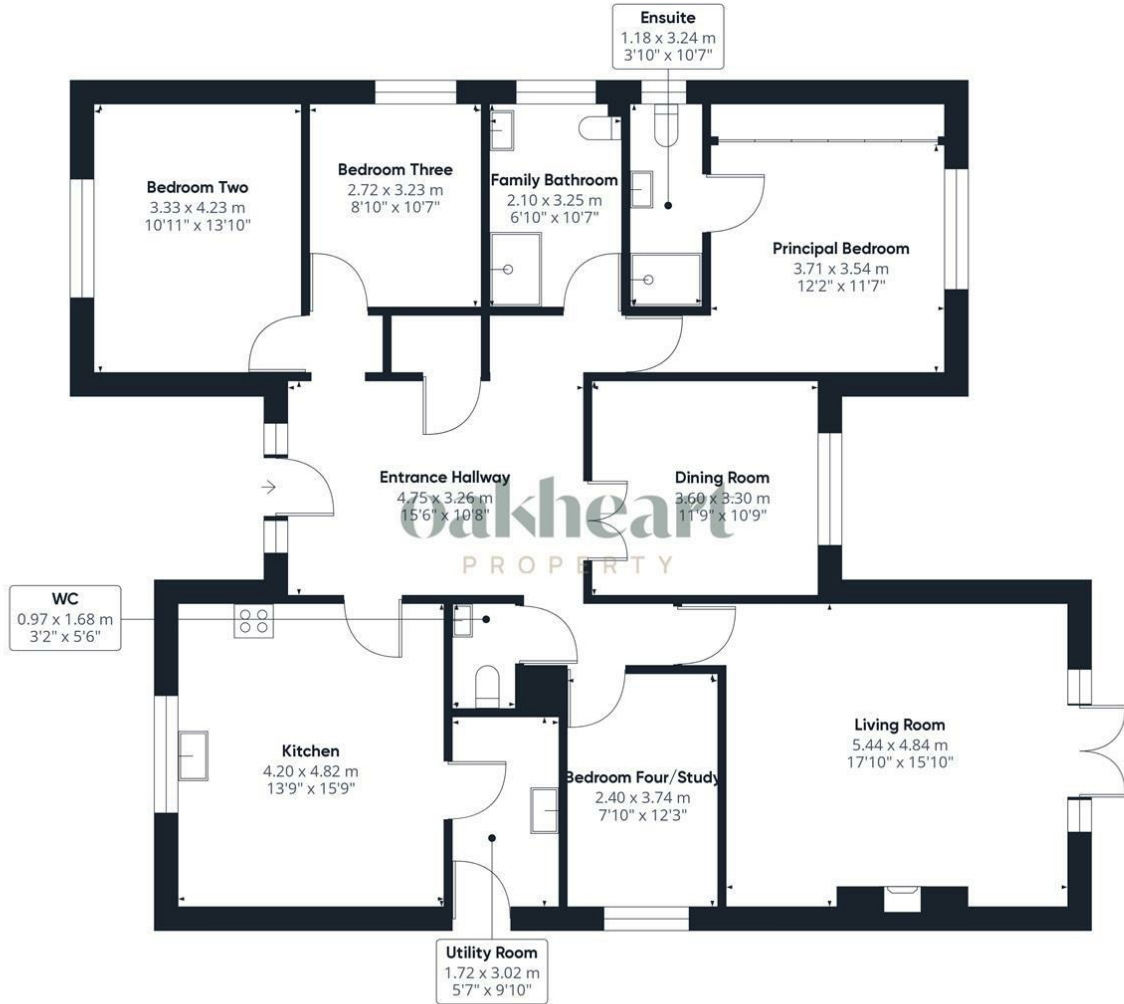


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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
F



**Approximate total area<sup>®</sup>**  
148.46 m<sup>2</sup>  
1598.01 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**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>	71	79
(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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