

oakheart



£395,000

Asking Price

Queen Anne Gardens, West Mersea,

SOLD PRIOR TO MARKETING

This stunning three-bedroom semi-detached house is set on a peaceful corner plot within a quiet cul-de-sac, offering both privacy and convenience. Thoughtfully extended, the property boasts a high-specification kitchen and dining room, featuring two sets of bi-fold doors that flood the space with natural light and open out onto beautifully landscaped gardens, creating a seamless indoor-outdoor living experience.

The home also offers a separate sitting room, perfect for relaxation, and has recently undergone refurbishments, including a modern shower room, new decoration, and updated flooring throughout, ensuring a fresh and stylish finish.

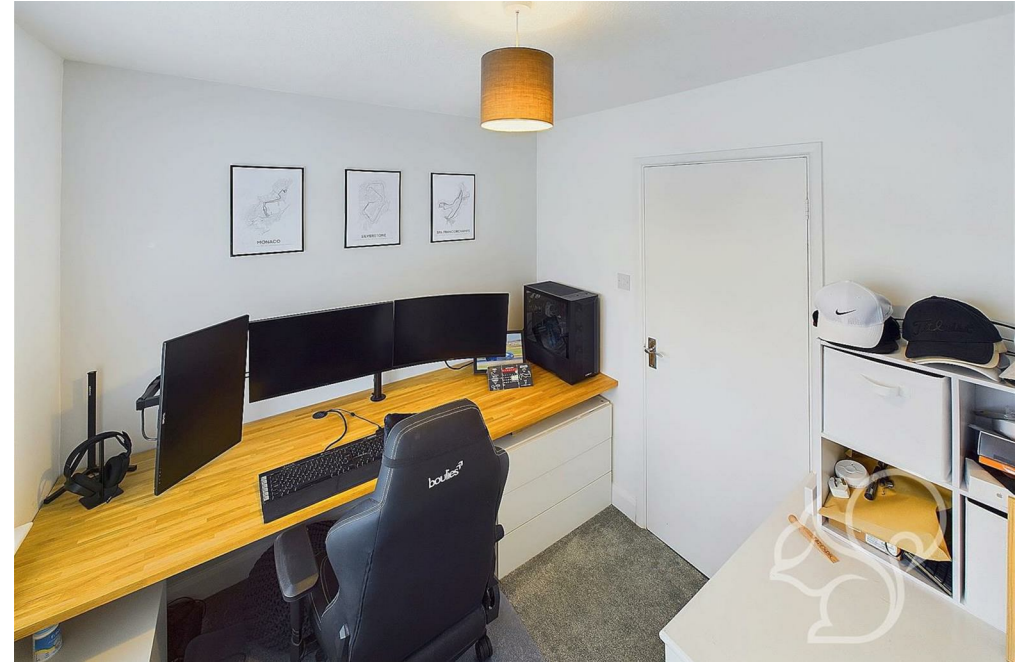
Externally, the property benefits from an extensive driveway, providing parking for numerous vehicles, making it ideal for families or those who enjoy hosting guests.

In summary, this meticulously extended and upgraded home combines modern elegance with practical features, offering ample space, a luxurious kitchen, and stunning outdoor areas, all in a tranquil cul-de-sac setting.

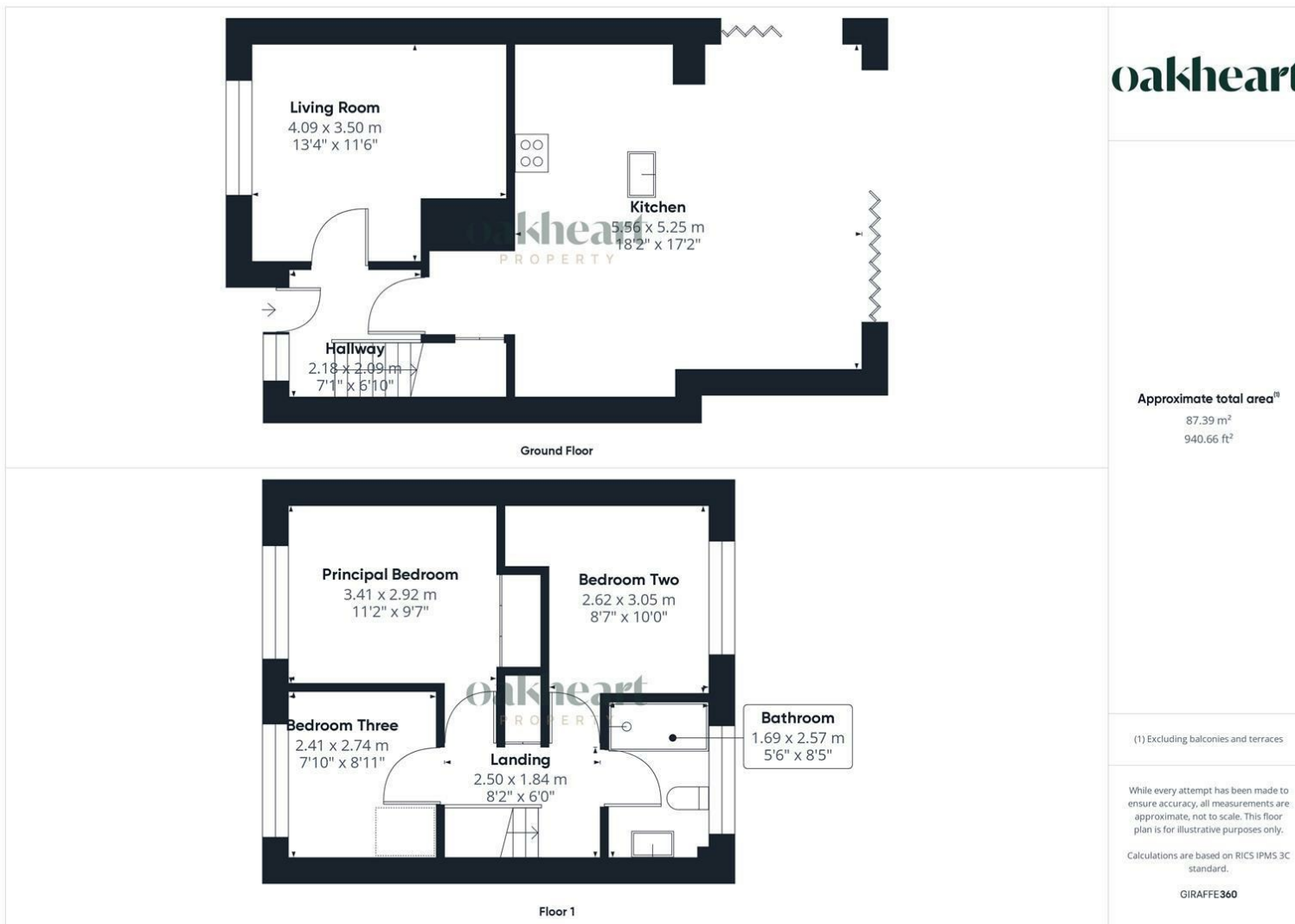
For An Internal Inspection Please Call Oakheart Mersea Island











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Approximate total area[®]
87.39 m²
940.66 ft²

(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

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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