

oakheart

£499,950

Offers In Excess Of
Willoughby Avenue, West Mersea



With pleasure Oakheart Mersea present this three bedroom detached bungalow positioned on a generous plot on a private road leading down to the beach. The property enjoys substantial external space with a long driveway leading down the left hand side of the property past the rear garden and to additional parking spaces and double garage at the rear offering ideal an space for boats or other vehicles.

The entrance hall 16'4" x 6'8" leads to lounge with a box bay window and two additional oversized windows making this a very light bright room, in addition there is a fireplace and feature block glass wall. The

kitchen diner is a spacious 18'9" x 11'8" with numerous cupboards and work surfaces, the utility room has a suite of integral cupboards, a window over looking the garden and a door out to the garden. There is a cloakroom and a conservatory with windows to all aspects, a dwarf wall, and double glazed French doors leading out to the gardens. The principal bedroom benefits from integral wardrobe and window overlooking the rear garden, the second bedroom also has integral wardrobe and window overlooking the front garden, in addition the third bedroom is also a double and the bathroom has a four piece suite and a corner shower cubicle.

As mentioned previously externally the property offers generous storage for boat's etc but also benefits from enclosed gardens to the rear, mainly laid to lawn with a patio area, path bordering house, steps up to conservatory and gated access to double garage 19'4 x 19' and driveway to the rear. The front gardens have a low wall to the front border and contain a mixture of small trees, shrubs and evergreens with the remainder laid to lawn.

For an internal inspection please call Oakheart Mersea - 01206 382191

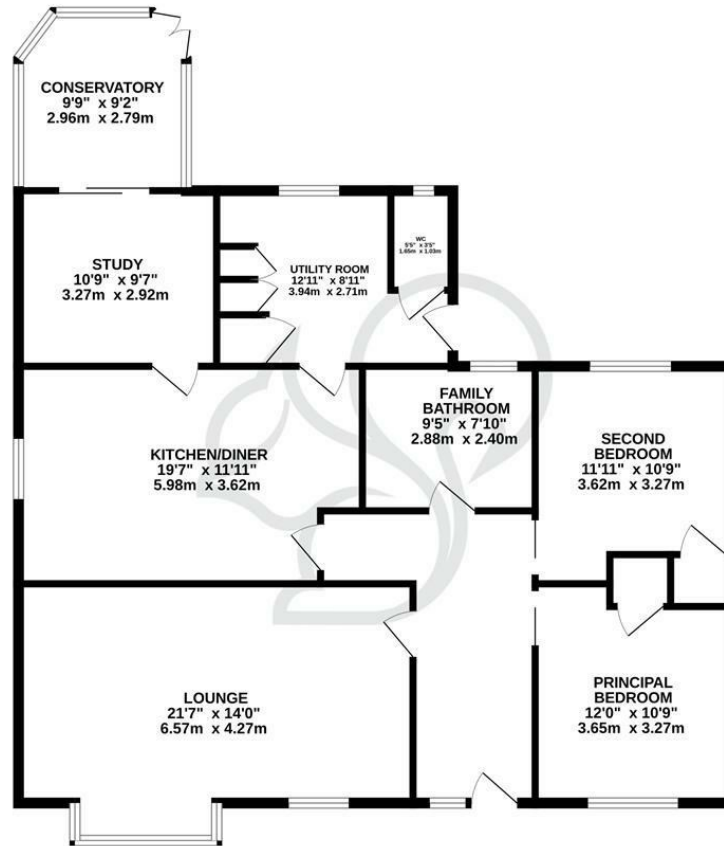








GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) 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:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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