

oakheart

£355,000

Asking Price

Reymead Close, West Mersea

Nestled in the sought-after location of Reymead Close, this charming three-bedroom detached home has been a much-loved family residence for many years. Offering a perfect blend of comfort, convenience, and modern living, this property is ideal for families or those looking to upsize.

Upon entering, you are welcomed into a spacious and inviting semi-open plan lounge, dining area, and kitchen. This thoughtfully designed layout provides a seamless flow, perfect for both everyday living and entertaining. The lounge is bathed in natural light, with patio doors opening directly onto the rear garden, creating a wonderful indoor-outdoor connection. The kitchen is well-appointed with ample storage and workspace, making it a practical and social hub of the home.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom and second bedroom both benefit from built-in wardrobes, offering plenty of storage and enhancing the sense of space with the family bathroom being well presented.

Externally, the west-facing rear garden provides a sun-filled retreat, perfect for relaxing or hosting gatherings. The outdoor space is well-maintained and offers a mix of lawn and patio areas, catering to a variety of needs. To the front, the property benefits from off-road parking for multiple vehicles, ensuring ample space for both residents and guests. A detached garage further enhances the practicality of the home, providing additional storage or potential for conversion, subject to planning permissions.

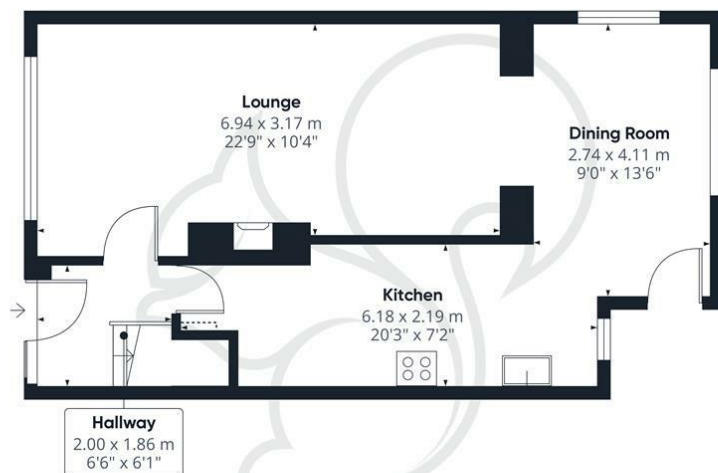
Situated on Mersea Island, a highly desirable coastal location. Just a short walk from local amenities, the property offers easy access to shops, cafes, and essential services. The beautiful beach is also within walking distance, perfect for seaside strolls and outdoor activities. Additionally, the home falls within a sought-after school catchment area, making it an excellent choice for families.











Ground Floor



Floor 1

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Approximate total area[®]

83.93 m²
903.42 ft²

Reduced headroom

0.04 m²
0.47 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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