

oakheart



£650,000

Guide Price

Oakwood Avenue, West Mersea



Guide price £650,000 - £675,000

This impressive four-bedroom detached home is situated in the highly sought-after Oakwood Avenue, offering generous living space and excellent potential for improvement. The property is well-positioned on a spacious plot and benefits from a double garage, a private driveway, and a beautifully maintained west-facing garden.

Upon entering the home, a welcoming entrance hall leads to a striking gallery landing, enhancing the sense of space and grandeur. The ground floor comprises a well-proportioned lounge, which

enjoys views of the garden and provides a comfortable and versatile living area. A separate study offers the perfect space for those working from home or requiring a quiet retreat. The heart of the home is the open-plan kitchen diner, which provides ample room for both cooking and entertaining, while the adjacent utility room ensures practical and convenient additional space for laundry and storage. A conservatory at the rear of the property extends the living accommodation, flooding the home with natural light and creating a wonderful connection to the garden.

Upstairs, the principal bedroom is a true highlight, benefitting from

its own dressing room and a private ensuite, offering the perfect blend of comfort and luxury. The three further bedrooms are all generously sized and share a well-appointed family bathroom.

Externally, the property enjoys a delightful west-facing garden, ideal for outdoor entertaining and relaxation, capturing the best of the afternoon and evening sun. The double garage and private driveway provide ample parking and storage solutions.

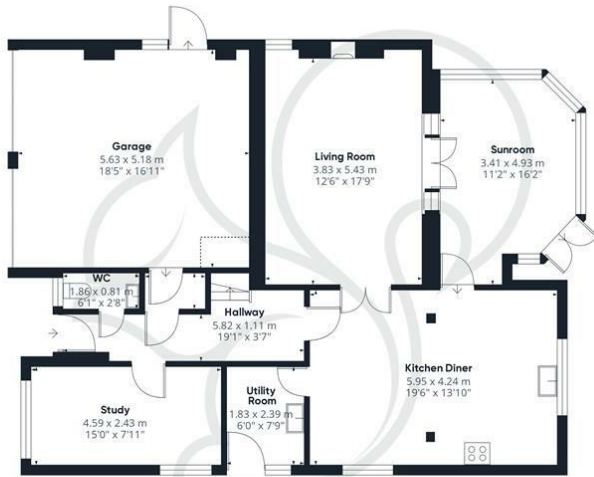
With ample potential to update and enhance, this wonderful home presents a fantastic opportunity for buyers looking to create their dream home in an excellent location.











Ground Floor



Floor 1

oakheart

Approximate total area[®]

192.71 m²

2074.33 ft²

Reduced headroom

0.83 m²

8.98 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:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(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.

Oakheart Mersea
01206 382191
mersea@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart