

oakheart



£400,000

Guide Price

Woodfield Drive, West Mersea

Guide Price £400,000 -£425,000

Situated in a quiet residential setting, this three-bedroom detached bungalow offers a generous living space and excellent potential for modernisation. Located just a short distance from local amenities, this home presents a fantastic opportunity for those seeking a peaceful coastal lifestyle.

The property features an open-plan lounge and dining area, providing a light and sociable living space ideal for family gatherings or entertaining. The kitchen offers ample storage and functionality,

with scope for upgrading to suit modern tastes. A bright conservatory extends the living accommodation and enjoys views over the enclosed south-facing rear garden—perfect for enjoying the sun throughout the day.

There are three well-proportioned bedrooms, a family bathroom, and further potential to reconfigure or enhance the layout if desired. The south-facing rear garden is both private and manageable, offering a lovely outdoor space for relaxing or gardening.

To the front of the property is driveway parking along with the added benefit of two garages, offering plenty of space for vehicles, storage, or potential workshop use.

With some modernisation required, this spacious bungalow offers a fantastic blank canvas to create a comfortable and stylish home in one of Mersea Island's desirable residential areas.

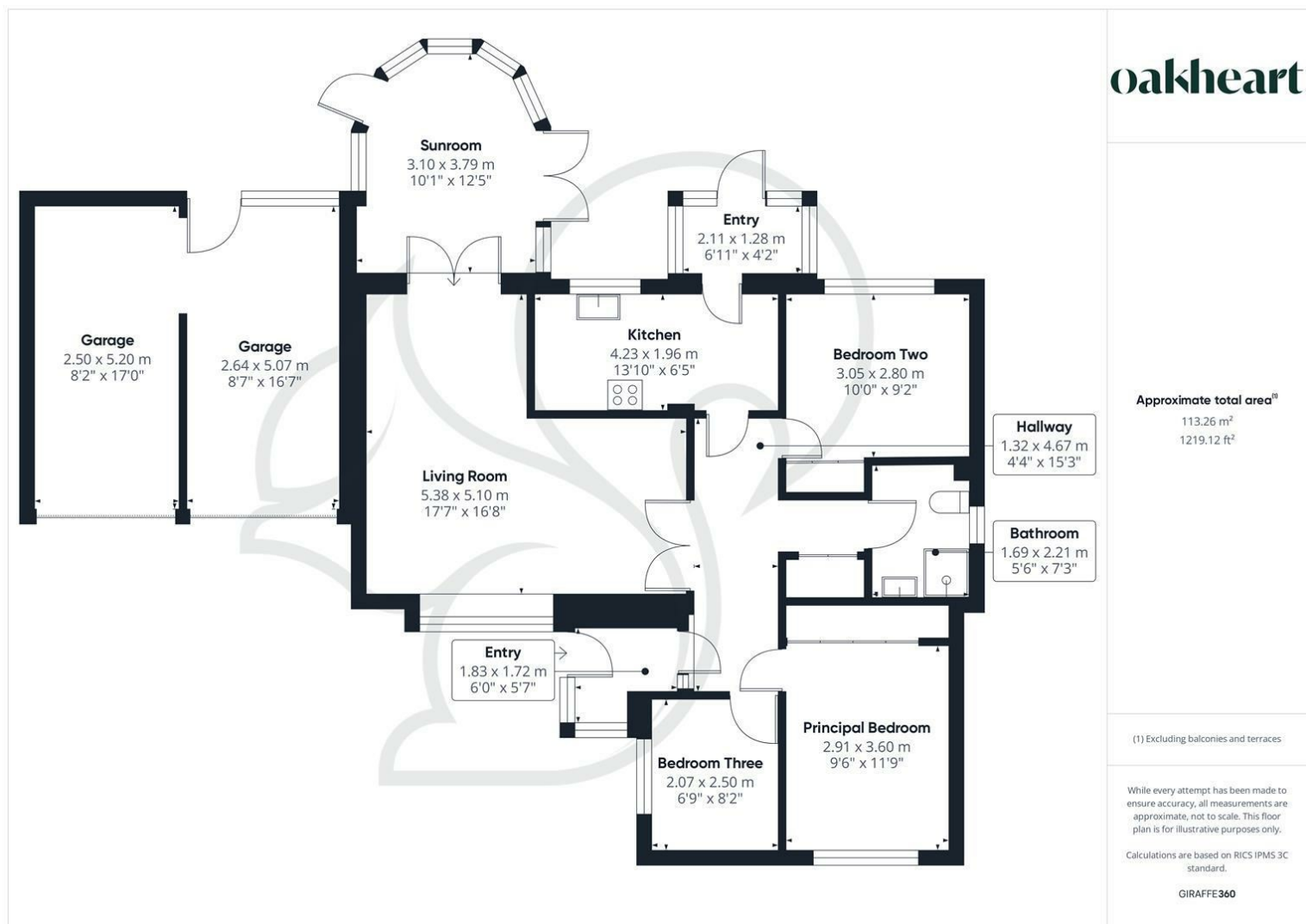
For An Internal Inspection Please Call Oakheart Mersea Island.











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		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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