

oakheart



£450,000

Guide Price

East Road, West Mersea

Guide Price £450,000 - £475,000

This beautifully presented home offer's an exceptional blend of period character and generous, versatile living space. This elegant three double bedroom property boasts a wealth of features both inside and out, making it ideal for family living and entertaining alike.

Internally, the home welcomes you with the generous proportion's throughout. The heart of the house is a spacious, well-appointed kitchen, perfect for both everyday cooking and hosting, complemented by two reception rooms that offer flexibility as formal sitting and dining areas, or as

cosy family lounges. The property also benefits from two bathrooms, adding convenience for busy households or visiting guests.

Upstairs, three generously sized double bedrooms provide comfortable accommodation, each offering ample space and natural light. The home effortlessly balances its period charm with the practical needs of modern living.

Externally, the property continues to impress. A double garage and a paved driveway provide off-road parking for multiple vehicles. To the rear, the beautifully maintained south-facing garden is a private oasis, featuring an

enclosed swimming pool area perfect for summer enjoyment and relaxation. This outdoor space offers a wonderful extension of the living area and is ideal for alfresco dining, family gatherings, or simply soaking up the sun.

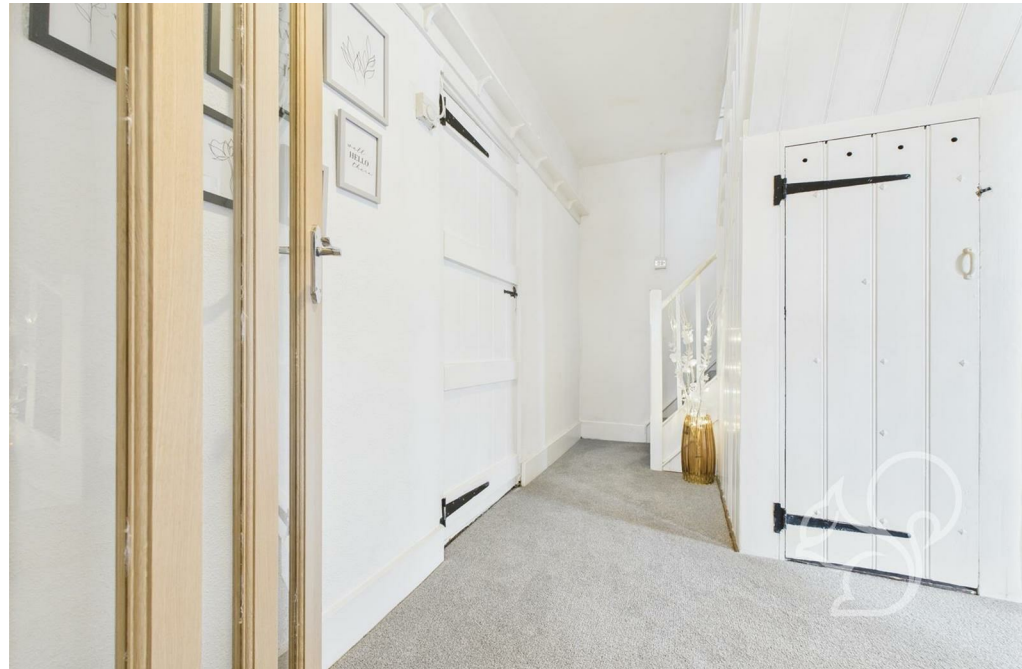
With its generous proportions inside, and impressive outside space, this property presents a rare opportunity to acquire a substantial and character-filled home in West Mersea.

For An Internal Inspection Please Call Oakheart Mersea Island.

The vendor of the property is a Director of Oakheart Mersea Island.



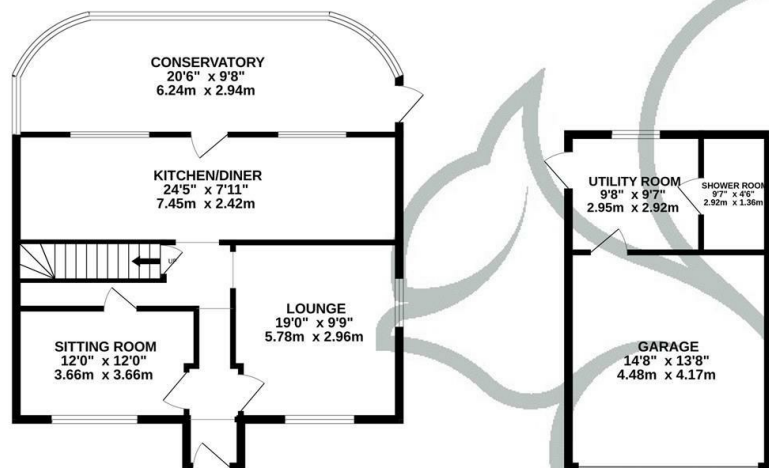




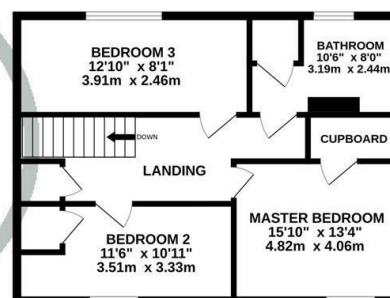


The best things in
life are the
people
we LOVE,
the places
we've been AND
the memories
we've made
along
the way

GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(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

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