

oakheart



£615,000

Offers In Excess Of  
Kingsmere Close, West Mersea



Situated within a quiet Cul-de-Sac, Oakheart Mersea are delighted offer this superbly presented Four Bedroom Detached Family Home. Highlights include superb Garden Room with vaulted ceiling & bi-fold doors to the landscaped gardens, Lounge 17'7" x 10'11", Kitchen Diner 11' x 10'10" with Quartz work tops & Neff appliances, Utility Room, En-suite to Master Bedroom, landscaped rear gardens to rear and

Detached Double Garage with off road parking for multiple vehicles.







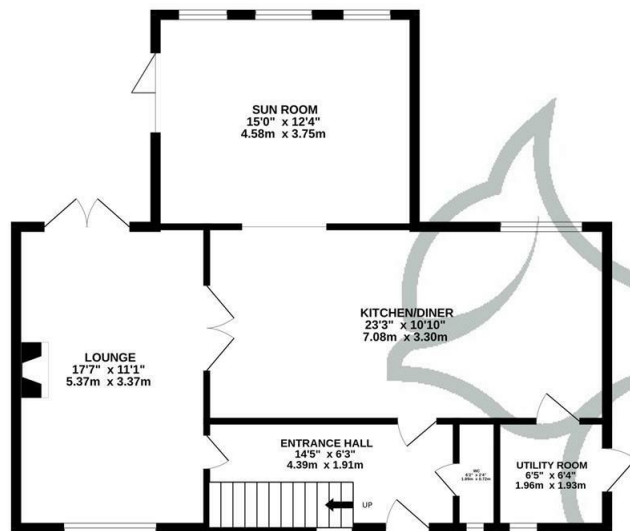




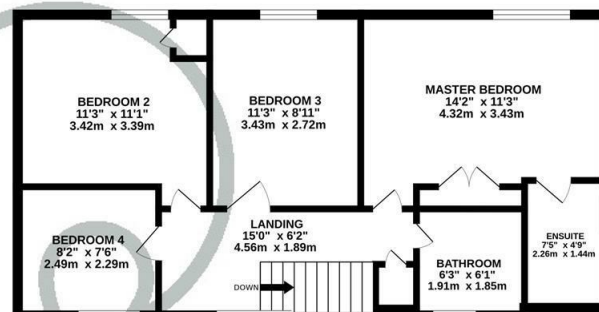




GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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:

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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