

# oakheart



£700,000

Guide Price

Oakwood Avenue, West Mersea



Guide Price - £700,000 - £750,000

Being sold with no onward chain and nestled in one of West Mersea's sought-after avenues, this impressive four-bedroom detached home offers the perfect blend of coastal living and modern comfort. Ideally positioned within walking distance to the beach, the property enjoys partial sea views that enhance its appeal and provide a tranquil backdrop to everyday life.

The home is approached via a generous driveway, providing ample off-road parking for multiple vehicles, as well as access to a single garage. Inside, the accommodation is well-proportioned and thoughtfully laid out for family living and entertaining. The heart of the home is a spacious kitchen/diner, which

features contemporary fittings and opens directly onto the rear garden through patio doors, creating a seamless connection between indoor and outdoor spaces. Adjacent to the kitchen is a separate utility room, adding convenience and practicality to the daily routine.

The living room also benefits from direct access to the rear garden through a second set of doors, making it a light-filled and inviting space for relaxation. The south-facing garden is a particular highlight, offering a private and sunny retreat that is ideal for entertaining, gardening, or simply unwinding.

In addition to the generous living areas, the property also includes a dedicated

office space, perfect for those who work from home or require a quiet study area. Upstairs, the principal bedroom enjoys its own en suite shower room, while the remaining bedrooms are well-sized and served by a modern family bathroom.

There is scope for further development with potential to create an annexe, subject to the necessary planning permissions—ideal for extended family living or guest accommodation

This exceptional property presents a rare opportunity to secure a substantial family home in a prime coastal location, combining sea views, versatile living space, and easy access to all that West Mersea has to offer





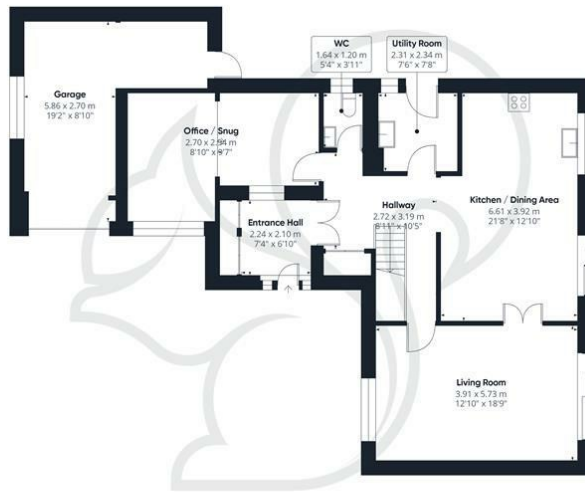




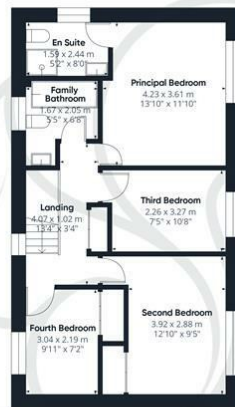








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>(1)</sup>

167 m<sup>2</sup>  
1799 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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

**oakheart**