

oakheart

£400,000

Guide Price

Langwood, West Mersea

Guide Price £400,000 - £425,000

Nestled on the popular Langwood, this four-bedroom detached family home offers generous living accommodation, a sunny garden, and excellent parking, all within easy reach of West Mersea's amenities and coastline.

On entering the property, you are welcomed into a bright hallway giving access to the ground floor. The heart of the home is a large living room,

perfect for both relaxing evenings and family gatherings. From here, a conservatory extends the space further and opens directly onto the rear garden, which is a great size and enjoys plenty of sunshine throughout the day.

The well-equipped kitchen features a breakfast bar and ample storage, making it ideal for everyday dining and entertaining. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the principal bedroom benefits from its own en-suite shower room. Two further double bedrooms and a versatile fourth bedroom — suitable as a study, nursery, or guest room — are served by a generously sized family bathroom.

Externally, the property boasts a single garage and a private driveway with space for multiple vehicles.

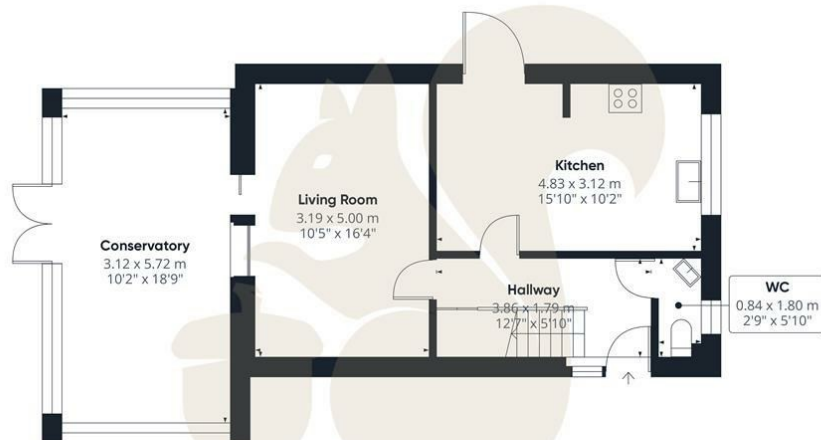
This home blends practical features with welcoming living spaces, making it an excellent choice for families seeking a well-located property in West Mersea.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾

108.8 m²
1172 ft²

(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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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.

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