

oakheart



£650,000

Guide Price
Mersea Avenue, West Mersea

Guide Price £650,000 to £700,000.

Introducing a captivating family residence - Wendover, in the heart of West Mersea, Essex. This distinguished detached home boasts four generously sized bedrooms, three inviting reception rooms, a spacious garden, a double garage, and the idyllic setting of a tree-lined avenue. Located in the central village, this property offers not only the perfect blend of comfort and elegance but also incredible potential for further development, subject to the necessary planning permissions.

As you approach this charming family home, you are greeted by the picturesque tree-lined avenue that provides a serene and welcoming

atmosphere. The exterior exudes curb appeal, with a well-maintained facade and a driveway and double garage, ensuring ample parking space.

Upon entering the property, you'll be immediately struck by the sense of space and warmth. The three reception rooms offer versatility and the perfect setting for various family activities, whether it's formal gatherings in the elegant lounge, or relaxed evenings in the bright and airy conservatory that overlooks the lush garden.

The heart of the home is undoubtedly the well-appointed kitchen, complete with modern appliances and plenty of storage. It is the ideal space for culinary enthusiasts. The adjacent dining room provides the perfect place to enjoy

these meals together, with large windows that flood the room with natural light.

Upstairs, you'll discover the impressive galleried landing and four spacious bedrooms. The principal bedroom boasts an en-suite bathroom, providing a tranquil retreat at the end of the day. The additional bedrooms share a well-appointed family bathroom, ensuring convenience for the entire family.

Stepping outside, you'll find a generously sized garden that is a true oasis of relaxation and entertainment. It offers a beautiful backdrop for outdoor activities, gardening, and fresco dining.

For an internal inspection Call Oakheart Mersea Island.

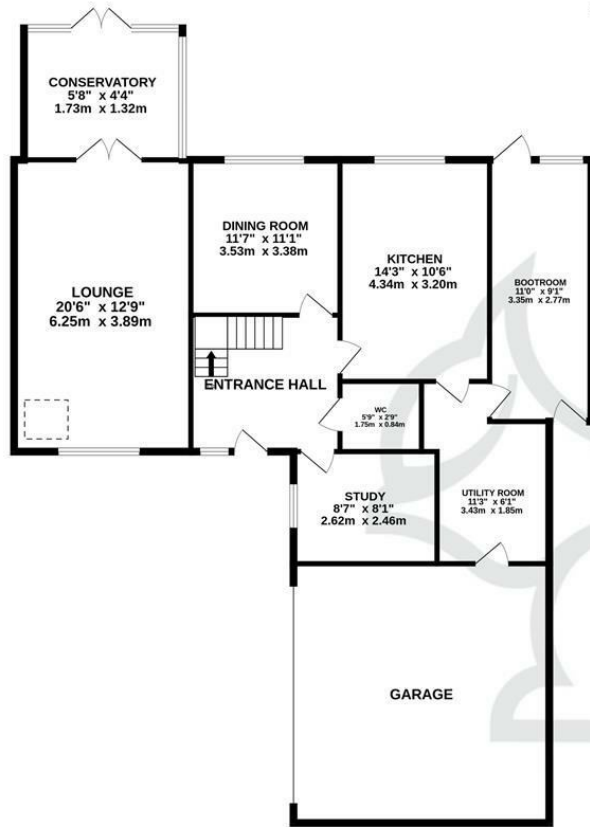




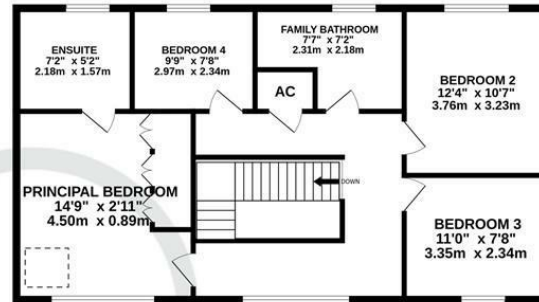




GROUND FLOOR
1623 sq.ft. (150.8 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.0 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:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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