



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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**27 Oakwood Avenue,  
West Mersea,  
Essex,  
CO5 8EJ**

**£450,000**



- Four-bedroom detached bungalow
- Garage & Driveway
- Fitted kitchen
- Conservatory
- Gas fired central heating
- En-suite
- Solar panels
- Short walk to amenities and bus stop
- Chain Free

An impressive four-bedroom detached bungalow offering far more space than first impressions suggest, with versatile single level accommodation, an attached garage, solar panels and no onward chain. Set in a popular part of West Mersea, the property combines generous proportions with a layout that could suit families, downsizers or anyone looking for extra room to spread out.

The lounge is a real focal point, with its exposed brick fireplace giving the room character and warmth, while the fitted kitchen sits at the heart of the home. To the rear, the conservatory creates a bright additional living and dining space overlooking the garden, with four bedrooms, an en suite and family bathroom completing the accommodation.

Outside, the enclosed rear garden offers a private and manageable space for relaxing or entertaining, while the driveway and garage provide excellent practicality. Gas fired central heating, solar panels and a position within easy reach of local amenities and bus routes make this a very complete West Mersea home.

## Property size info

### Entrance hall

The entrance hall provides access to the principal rooms and gives a practical first impression of the accommodation.

### Lounge 24' 5" x 13' 9" reducing to 9' 10" (7.44m x 4.19m)

A generous and comfortable main reception room centred around an attractive exposed brick fireplace, creating a warm focal point to the room. There is ample space for a range of seating and furniture, while natural light gives the room a bright and welcoming feel. The layout also provides a pleasant connection through towards the rear of the property.

### Kitchen 12' x 9' 2" (3.66m x 2.79m)

A well-arranged fitted kitchen offering a good range of wall and base level storage cupboards complemented by generous work surfaces. Integrated cooking appliances are incorporated within the cabinetry, with additional space for everyday kitchen appliances. The room is practical, bright and well suited to day-to-day family living.

### Conservatory 8' 4" x 7' 5" (2.54m x 2.26m)

A bright and inviting addition to the property, currently arranged as a dining area and enjoying views across the rear garden. Extensive glazing allows plenty of natural light into the room and provides a pleasant space for dining, relaxing or entertaining while maintaining a strong connection with the garden.

### Bedroom 1 10' 10" x 8' 6" (3.30m x 2.59m)

A comfortable double bedroom with space for a full range of bedroom furniture. The room enjoys a pleasant outlook and benefits from its own en suite facilities, creating an ideal principal bedroom.

### En-suite 8' 0" x 2' 9" (2.44m x 0.84m)

Enclosed shower, close coupled WC wall mounted wash basin, wall mounted heated towel rail, obscure window to side aspect, tiled floor, extractor.

### Bedroom 2 12' 11" x 10' 0" (3.94m x 3.05m)

A further well-proportioned double bedroom offering good flexibility for family members, guests or anyone requiring additional bedroom space. The room is neutrally presented and enjoys good natural light.

### Bedroom 3 9' 8" x 8' 6" (2.95m x 2.59m)

Another comfortable bedroom with space for a double bed and additional furniture. Equally suitable as a guest room, hobby room or home office if required.

### Bedroom 4 11' 0" x 8' 9" (3.35m x 2.67m)

A versatile fourth bedroom which further adds to the flexibility of the bungalow. Ideal for guests, younger family members or as a dedicated study or dressing room.

### Family bathroom 7' 11" x 5' 10" (2.41m x 1.78m)

Fitted with a white suite comprising bath, wash hand basin and WC, with tiled surrounds and a window providing natural light. The room is perfectly usable as it stands while still offering scope for a future owner to personalise if desired.

### Front Garden

The property is approached across a generous frontage with established planting and driveway parking leading to the garage. The front elevation also clearly displays the solar panels, adding another practical benefit to the home.

### Garage 16' 10" x 8' 5" (5.13m x 2.57m)

Up and over door, power and light connected, separate loft access.

### Rear Garden 53' 10" x 34' 3" (16.41m x 10.44m)

The enclosed rear garden offers a private and manageable outdoor space with lawn, paved seating areas and established planting. There is plenty of space for outdoor furniture and entertaining, while mature boundaries create a pleasant sense of seclusion.

Council Tax Band E

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92+) <b>A</b>                              |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            | 79                         | 83                                                                                    |
| (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, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |  |

Address: West Mersea, CO5 8EJ

