

oakheart

£399,000

Asking Price

Garden Farm, West Mersea



Tucked away in a sought-after location in West Mersea, this beautifully presented detached three-bedroom bungalow offers a rare opportunity to enjoy peaceful coastal living, just a short stroll from the local playing field, which boasts well-maintained tennis courts and open green space.

The property features a generous and thoughtfully laid out interior, perfect for modern family life or down sizers seeking comfort on one level. Two of the three bedrooms benefit from their own en suite shower rooms, providing convenience and a touch of luxury, while a separate

W.C. adds further practicality for guests and everyday use.

At the heart of the home lies a spacious lounge that flows seamlessly into a large conservatory at the rear, offering a light-filled space ideal for relaxing, dining, or entertaining, all while enjoying views of the garden. The kitchen is well-appointed with ample storage and workspace, designed to meet the needs of day-to-day living.

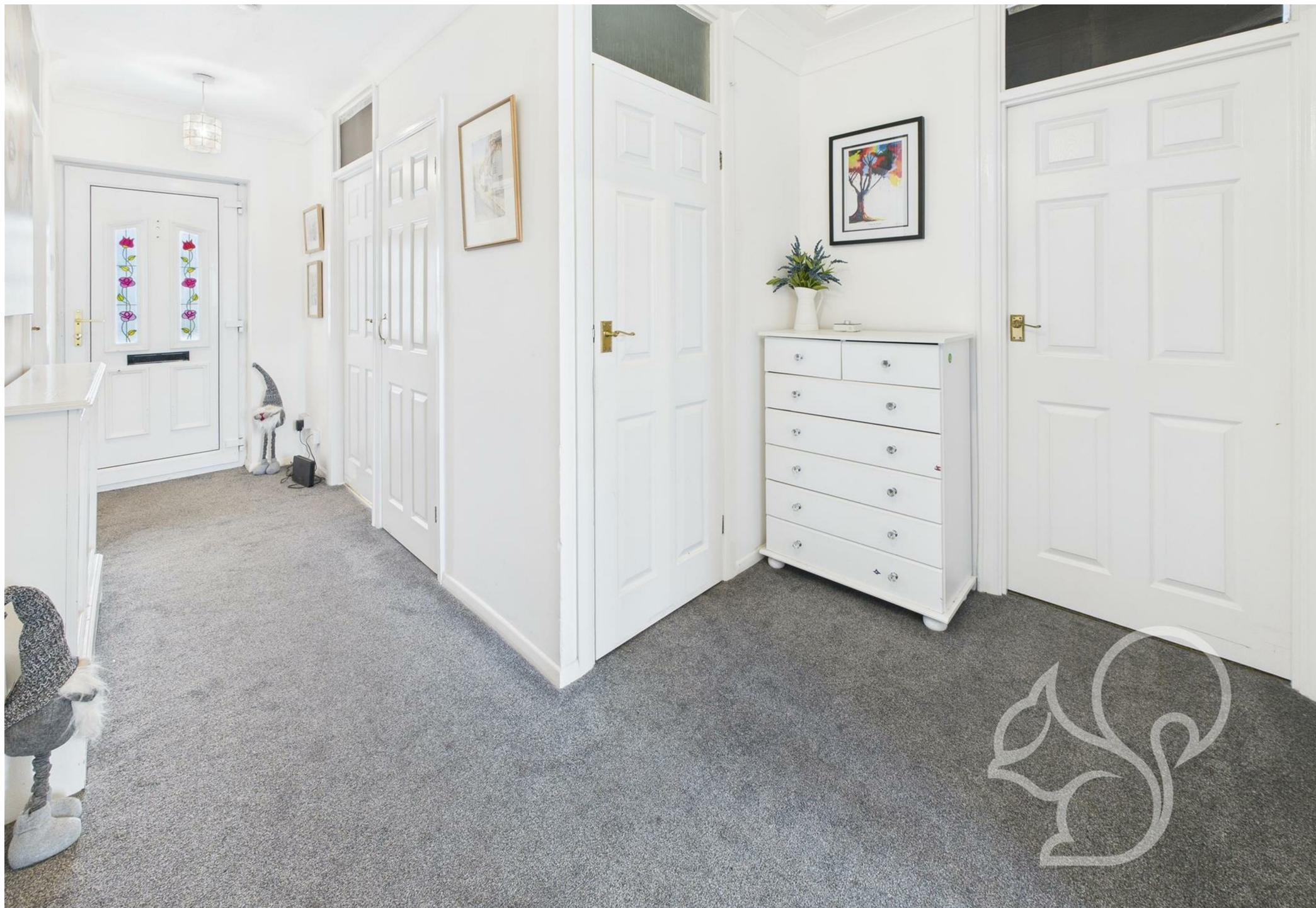
Outside, the property offers off-road parking for two vehicles to the

front, while the private rear garden provides a quiet, low-maintenance space to enjoy the outdoors.

This home is offered with no onward chain, making it an attractive and straightforward proposition for buyers looking to move quickly. Early viewing is highly recommended to appreciate the location, layout, and potential this home offers.

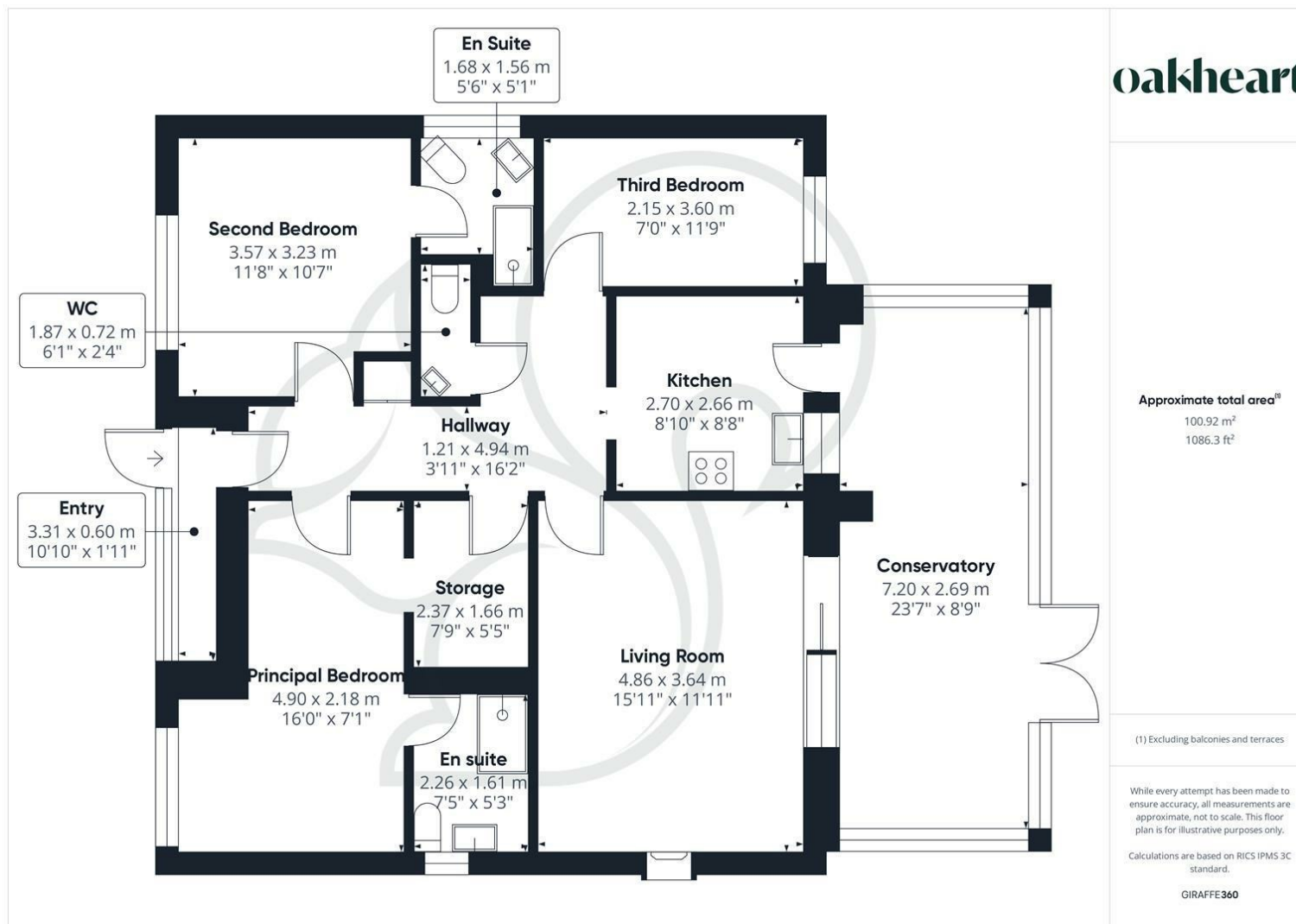
For an Internal Inspection Please Call Oakheart Mersea Island











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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