

oakheart

£475,000

Asking Price

Oakwood Avenue, West Mersea

Situated in a highly sought-after location in West Mersea, just a short stroll from the beach and within easy reach of local shops, cafés and amenities, this beautifully renovated three double bedroom detached bungalow offers stylish, move-in ready accommodation perfect for downsizers or those seeking single-level coastal living.

Upon entering, you are welcomed by a bright and airy dining hall – a versatile and inviting space that sets the tone for the rest of the home and flows seamlessly through to the comfortable living area, ideal for both

relaxing and entertaining. The modern kitchen has been thoughtfully updated and benefits from a separate utility room, providing practical additional storage and workspace.

All three bedrooms are doubles, offering flexible accommodation for visiting family and guests, home working, or hobbies. The property has been recently renovated throughout, allowing the new owner to simply move in and enjoy.

Externally, the home continues to impress. The private rear garden has been designed with entertaining in mind, featuring a dedicated seating area and bar space – perfect for summer gatherings and social occasions. Access to the garden is available from both sides of the property, enhancing convenience and flow. In addition, there is a detached double garage and ample off-street parking for multiple vehicles.

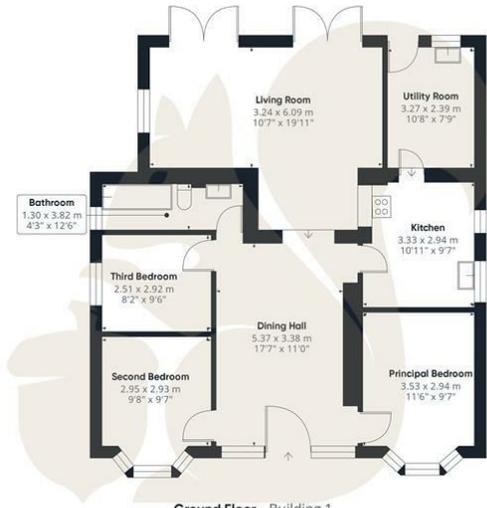
Offering a prime coastal position, modern presentation and excellent outdoor space, this is a rare opportunity to secure a turnkey bungalow in one of West Mersea's most desirable locations.











Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
123.8 m<sup>2</sup>  
1332 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:  
D

**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>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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

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