



Grand Family Home. Coastal Living.

GUIDE PRICE

£775,000

79 QUEEN ANNE ROAD
West Mersea
Essex
CO5 8BA



GAS CENTRAL
HEATING



FOUR
BEDROOMS



DOUBLE
GARAGE



QUIET WEST
MERSEA LOCATION



Game Estates are delighted to bring to the market this truly impressive 2,248 sq ft four-bedroom detached family home, occupying a generous plot along a quiet road in one of West Mersea's most sought-after residential locations.

Boasting exceptional kerb appeal, a magnificent galleried entrance hall and wonderfully proportioned accommodation throughout, this stunning home has been designed with modern family living and entertaining firmly in mind.

Conveniently situated for local schools, shops, the beach and all of Mersea Island's leisure and water sports facilities, the property offers both space and lifestyle in equal measure. The home also benefits from gas central heating, a double garage, extensive parking for multiple vehicles and a private rear garden.



2,248 SQ FT
DETACHED HOME



FOUR GENEROUS
BEDROOMS



THREE
RECEPTION ROOMS



MAGNIFICENT
GALLERIED HALL



DOUBLE
GARAGE



PARKING FOR UP TO
10 VEHICLES



PRIVATE REAR
GARDEN



DINING ROOM



GALLERIED HALL



PRINCIPAL BEDROOM



STUDY

THE PROPERTY

Nestled in one of West Mersea's most desirable residential roads, this exceptional detached family home offers beautifully proportioned accommodation extending to approximately 2,248 sq ft.

At its heart is a striking galleried reception hall which sets the tone for the generous and well-planned interior. The property offers three reception rooms, including a superb L-shaped lounge, a rear dining room and a versatile study/sitting room, together with a beautifully appointed kitchen/breakfast room and separate utility.

Upstairs, the principal bedroom enjoys a luxurious en-suite, while three further bedrooms are served by a contemporary family bathroom. Outside, the home is equally impressive, with a substantial double garage, extensive driveway parking and a private rear garden designed for family enjoyment and entertaining.

KEY INFORMATION

Bedrooms	4
Bathrooms	2
Reception Rooms	3
Double Garage	20'5" x 16'9" (6.22m x 5.11m)
Parking	Up to 10 vehicles
Outside Space	Private rear garden
Heating	Gas central heating
Energy Rating	Awaiting EPC
Council Tax	TBC
Tenure	Freehold

FLOOR PLAN



TOTAL AREA
Approx. 208.8 sq m
(2,248 sq ft)

0 1 2 3 4 5 m



All measurements are approximate and for guidance only. Not to scale.

