

oakheart



£450,000

Asking Price

Woodfield Drive, West Mersea

This move-in-ready three-bedroom detached bungalow is ideally positioned on Woodfield Drive in the sought-after coastal town of West Mersea. The property is within walking distance of the high street, waterfront, local shops and schools, making it an excellent option for those seeking convenient single-storey living.

The accommodation is centred around a generous

open-plan kitchen and living area, creating a sociable space for everyday life and entertaining. A log burner provides a welcoming focal point, while doors open directly onto the landscaped south-facing garden. A separate utility room offers useful additional storage and workspace, with further access outside.

There are three bedrooms, two of which benefit from

built-in storage, alongside a contemporary shower room. Externally, the property features off-street parking for two to three vehicles, a landscaped south-facing rear garden and solar panels.

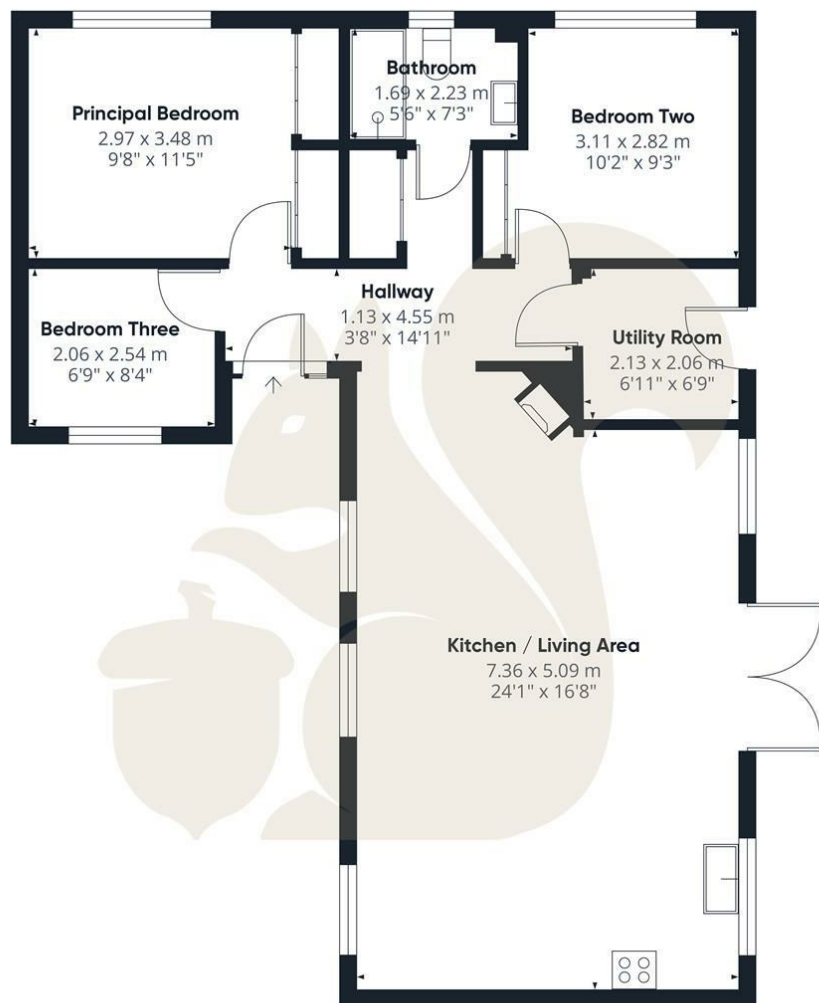
A fantastic opportunity to secure a detached, chain-free bungalow that is ready to move straight into, in one of West Mersea's most convenient locations.











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GLATM
92.24 m²
992.87 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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