

oakheart

£700,000

Guide Price

Empress Avenue, West Mersea

Guide Price £700,000 - £750,000

Located on the highly desirable Empress Avenue, this impressive five-bedroom detached residence offers generous proportions, versatile living space, and an ideal layout for modern family life. Set behind an extensive driveway providing ample off-road parking and access to an integral garage, the property enjoys an attractive frontage and a welcoming sense of privacy.

Upon entering, a spacious hallway leads through to a well-appointed lounge, offering a comfortable and inviting space for relaxation. To the rear, a semi open-plan kitchen diner forms the heart of the home, thoughtfully designed to

combine everyday living with entertaining. The kitchen is fitted with a range of modern units and provides ample workspace, flowing seamlessly into the dining area with views over the garden. A separate utility room adds practicality, offering additional storage and space for appliances, while also helping to keep the main kitchen area clutter-free.

The first floor hosts five well-proportioned bedrooms, all offering flexibility for growing families or those needing space to work from home. The principal bedroom benefits from its own en suite shower room, creating a private retreat, while bedroom two also features an en suite shower room and built-in wardrobes. Bedroom three is further enhanced by fitted wardrobes, and the

remaining bedrooms are served by a contemporary family bathroom, finished to a good standard.

Externally, the property continues to impress with a west-facing rear garden, allowing for plenty of afternoon and evening sunlight, ideal for outdoor dining and relaxation. The garden offers a pleasant balance of lawn and patio space, suitable for both entertaining and family use.

This substantial detached home on Empress Avenue presents an excellent opportunity to acquire a spacious and well-appointed property in a sought-after location, perfectly suited to comfortable and practical modern living.











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**GLA<sup>TM</sup>**  
 188.49 m<sup>2</sup>  
 2028.9 ft<sup>2</sup>

**Total**  
 209.19 m<sup>2</sup>  
 2251.65 ft<sup>2</sup>

(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:  
 F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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.

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