



GAME ESTATES

PROPERTY SALES & LETTINGS

Braintree 01376 315815 Mersea 01206 384810 Tollesbury 01621 869986

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2 Farthings chase
West Mersea
Essex
CO58GZ

Asking Price
£650,000



Detached bungalow
Four Bedrooms
No Onward Chain
Double Garage
Sought after private Location

En-suite
Large Driveway
Rare bungalow opportunity
Spacious, versatile layout
Gas Central Heating

Game Estates are thrilled to present this stunning four-bedroom bungalow, ideally positioned in the ever-popular Seaview Avenue, Farthings Chase, an exceptional home offered to the market with no onward chain and presented in true show home condition, ready for immediate occupation.

From the moment you step inside, the sense of space and light is undeniable. A generous entrance hall sets the tone, leading through to beautifully arranged living accommodation designed with both comfort and lifestyle in mind. The property features four well-proportioned bedrooms, including an impressive principal suite complete with its own ensuite, creating a perfect private retreat.

Property size info

Hallway 4.99m x 3.30m (16' 4" x 10' 10")

An impressive entrance hall that sets the tone for the entire home, showcasing a wonderful sense of scale, space, and luxury.

Lounge 5.45m x 4.84m (17' 11" x 15' 11")

A beautifully presented and generously proportioned living room, centred around a striking feature brick fireplace with inset log burner, creating a warm and inviting focal point. The space is bathed in natural light from the large French doors, which open out to the garden, while offering ample room for both relaxation and entertaining.

Kitchen 4.22m x 4.82m (13' 10" x 15' 10")

An impressive and spacious kitchen/dining room, designed with both practicality and social living in mind. Featuring an abundance of storage and preparation space, this room easily accommodates family dining while offering a bright and welcoming setting, ideal for hosting and everyday use.

Utility Room 1.75m x 3.05m (5' 9" x 10')

A well-appointed and practical utility room, fitted with matching cabinetry and worktop space, with room for additional appliances including a freezer. A convenient side door provides direct access to the outside, enhancing everyday functionality.

Dining room 3.61m x 3.31m (11' 10" x 10' 10")

Dining room enjoying a pleasant rear aspect, offering a bright and comfortable space ideal for both formal dining and everyday use.

Downstairs Cloakroom 0.95m x 1.65m (3' 1" x 5' 5")

Toilet and Hand Basin

Bedroom One 4.25m x 3.71m (13' 11" x 12' 2")

A spacious principal bedroom with fitted wardrobes, a modern ensuite, and a pleasant rear aspect, creating a bright and relaxing retreat.

Ensuite 1.14m x 3.21m (3' 9" x 10' 6")

A stylish and well-appointed ensuite, fitted with a modern suite including a walk-in shower, wash basin, and WC, finished with contemporary tiling throughout.

Bedroom Two 3.32m x 4.24m (10' 11" x 13' 11")

A spacious double bedroom enjoying a pleasant front aspect, offering a bright and comfortable space with ample room for furnishings.

Bedroom Three 2.72m x 3.23m (8' 11" x 10' 7")

A light and inviting double bedroom with side aspect, providing a comfortable and versatile space ideal for family or guests.

Bedroom four 2.36m x 3.71m (7' 9" x 12' 2")

A double bedroom with side aspect, currently utilised as a home office, offering a flexible and versatile living space.

Family Bathroom 2.09m x 3.20m (6' 10" x 10' 6")

A stunning family bathroom with real wow factor, beautifully finished in a contemporary style, featuring a sleek walk-in shower, high-quality fittings, and elegant tiling throughout.

Rear Garden


An outstanding rear garden that perfectly complements the home, featuring an expansive lawn ideal for families and entertaining, alongside a feature gazebo creating a fantastic social space. Thoughtfully arranged with patio areas, mature planting, and useful outbuildings, this is a garden designed to be enjoyed year-round, offering both privacy and versatility.

Front

A beautifully presented frontage featuring a neatly maintained lawn with a central pathway leading to the entrance, providing a smart and welcoming approach to the property. complemented by an expansive gravel driveway leading to a detached double garage offering excellent storage and additional parking solutions

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: West Mersea, CO5

