

oakheart



£525,000

Offers In Excess Of  
Fairhaven Avenue, West Mersea

Situated along the highly regarded Fairhaven Avenue in West Mersea, this impressive four-bedroom detached bungalow offers spacious and versatile accommodation, set within a generous and private plot in one of the area's most desirable coastal locations.

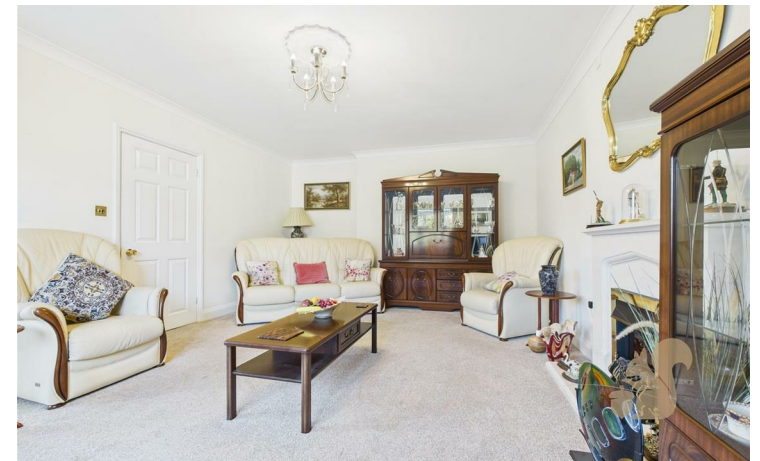
The property provides well-balanced living space, ideal for families, down-sizers, or those seeking comfortable

single-level living. There are four well-proportioned bedrooms, including a main bedroom with en suite bathroom, alongside a further family bathroom, allowing flexibility for family life and visiting guests.

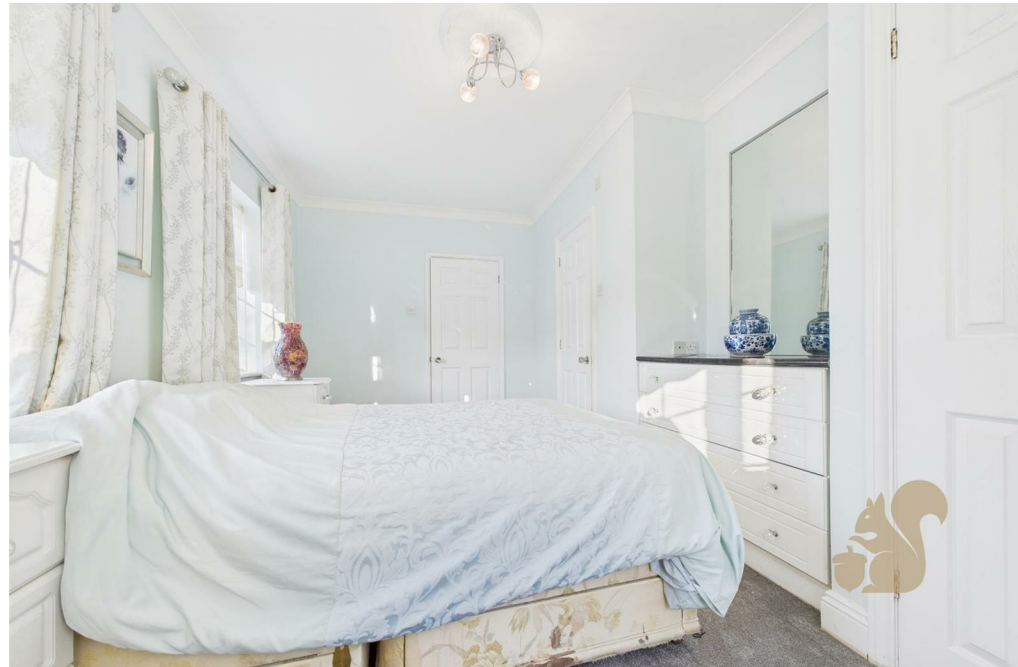
A key feature of the home is the integrated garage, together with off-street parking for up to three vehicles, offering excellent practicality for modern living. To the

rear, the bungalow enjoys a private and generously sized garden, providing an ideal space for outdoor entertaining, gardening, or simply relaxing in a peaceful setting.

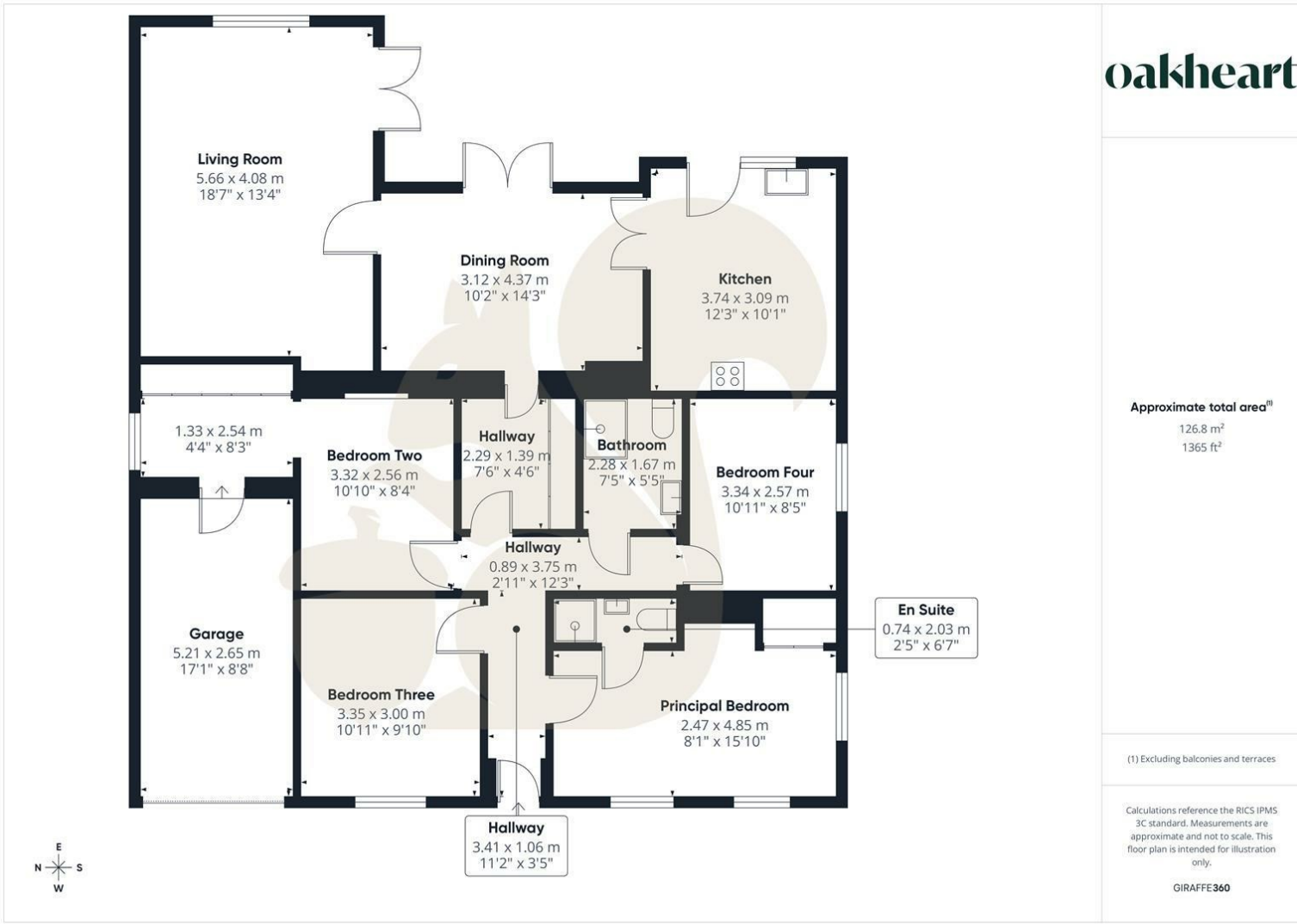
Located within easy reach of West Mersea's amenities, seafront, and countryside walks, this rarely available bungalow presents an excellent opportunity to secure a substantial home in a prime coastal position.











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Approximate total area<sup>(1)</sup>  
126.8 m<sup>2</sup>  
1365 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:  
E

**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>		
(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.