



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

34 St Peters Road

West Mersea

Essex

CO5 8LJ

£650,000



Three Double Bedrooms

Shower room & family bathroom

Anchorage location

Gas fired central heating

150` Rear Garden

Tandem garage & driveway

Kitchen and utility room

Sun room & dining room

Game Estates are bringing this stunning Three-bedroom family home to the market. Built in the midway part of last century circa 1950's this impressive looking home is located on the sought-after Anchorage area of West Mersea and very close to the beachfront. Impressive in stature and location we strongly recommend an early viewing on this property. The property also boasts an extensive driveway to the front with parking for numerous vehicles or sailing boat storage and a double length garage with garage doors to the front and rear providing access to the large rear garden. The beautiful private garden, with its natural borders stretches from the house all the way down to the 48` Air raid shelter, which is both exciting and rare. NO ONWARD CHAIN Epc Rating: E

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Entrance Hall 7' 10" x 7' 9" (2.39m x 2.36m)

Feature curved walls, wooden entrance door, windows to front and side aspects, storage radiator, double storage cupboard, arch to 2nd hallway, door to shower room.

Shower Room 7' 2" x 4' 0" (2.18m x 1.22m)

White suite comprising enclosed shower, close couple wc, wash basin with mixer tap on vanity unit, obscure window to side aspect.

2nd Hallway 11' 9" x 5' 8" (3.58m x 1.73m)

Stairs to first floor, radiator, doors to:

Lounge 14' 5" x 13' 3" (4.39m x 4.04m)

Feature fireplace (could be opened up), bay window to front aspect, two radiators, door to dining room.

Dining Room 10' 0" x 9' 11" (3.05m x 3.02m)

Radiator, door to kitchen & opening to sun room.

Sun Room 11' 11" x 8' 7" (3.63m x 2.62m)

Double opening casement doors to rear garden, two windows to side aspects, laminate floor.

Kitchen 9' 0" x 8' 11" (2.74m x 2.72m)

Comprehensive range of work surfaces with inset stainless sink unit with mixer tap, drawers and cupboards under, cooker, extractor over, dishwasher and fridge, eye level cabinets, under stair storage cupboard, lino, radiator, consumer unit, window to rear garden, door to utility room.

Utility Room 8' 2" x 7' 9" (2.49m x 2.36m)

Roll top work surface with cupboards under, washing machine, fridge/freezer, tumble dryer, window and obscure glazed door to rear garden.

First Floor Landing 9' 9" x 7' 2" (2.97m x 2.18m)

Window to side aspect, immersion cupboard, loft access (double opening loft hatch with loft ladder), there is a room in the loft with a window to front aspect giving views towards the sea.

Bedroom 1 13' 0" x 9' 11" (3.96m x 3.02m)

Fitted six door wardrobes, dressing table, drawers, window to rear aspect, radiator.

Bedroom 2 13' 5" x 11' 11" (4.09m x 3.63m)

Fitted four door wardrobe, window to front aspect, radiator.

Bedroom 3 8' 6" x 7' 2" (2.59m x 2.18m)

Window to front, radiator.

Family Bathroom 7' 10" x 5' 11" (2.39m x 1.80m)

White suite with panel bath with shower over, wash basin on vanity unit, obscure window to rear aspect, close coupled wc, radiator, extractor fan.

Garage 28' 9" x 10' 0" (8.76m x 3.05m)

Tandem with double opening doors to front and rear garden, two windows to side aspect.

Rear Garden 150' 0" x 51' 0" (45.72m x 15.54m)

Laid to lawn, mature trees and shrubs, timber fencing to boundaries, east facing, log store, gate to front aspect.

Large air raid shelter 48' 0" x 13' 2" (14.63m x 4.01m)

Located at the rear of the garden.

Front Garden 51' 0" x 35' 0" (15.54m x 10.67m)

Gravel driveway, gate to front boundary, mature trees and shrubs.

Council Tax band: D



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 We make no guarantee, warranty or representation as to its accuracy and completeness.



