

oakheart

£759,500

Offers In Excess Of  
Empress Avenue, West Mersea

Situated on the sought-after, tree-lined Empress Avenue leading to the beach, this is a stunning five-bedroom detached house that epitomizes elegance and modern living. The property welcomes you with a sweeping driveway and a spacious, light-filled hallway that sets the tone for the rest of the home.

The heart of the house is the flowing open-plan kitchen-dining-living area, designed to a high specification with a contemporary kitchen that meets all culinary needs. The lounge is a cozy yet spacious retreat, featuring dual aspect windows that let in ample natural light, French doors that open to the rear gardens, and a charming log burner set in a recess.

A galleried landing leads to the principal bedroom, which offers serene views of the tree-lined avenue and includes an ensuite bathroom for added luxury. The second bedroom also benefits from an ensuite, providing comfort and privacy for guests or family members. There are two additional double bedrooms, and a fifth bedroom that can serve as a study, offering versatile living arrangements.

The established west-facing rear gardens are a highlight of the property, featuring well-stocked borders that create a lush, vibrant outdoor space. An "open" summerhouse provides a perfect spot for relaxation and enjoying the peaceful surroundings.

In summary, this beautifully presented five-bedroom detached house located in a prime area. With a spacious, light-filled interior, high-specification kitchen, dual aspect lounge with a log burner, galleried landing, multiple ensembles, and exquisite west-facing gardens, this property offers a perfect blend of luxury, comfort, and convenience in a highly desirable setting.

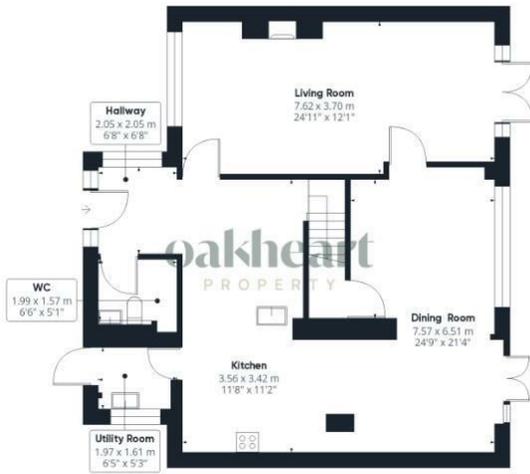
For an Internal Inspection Call Oakheart Mersea Island











Ground Floor



Floor 1

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Approximate total area<sup>1)</sup>  
168.39 m<sup>2</sup>  
1812.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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>		
(69-80) <b>C</b>	75	83
(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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