

oakheart



£350,000

Offers In Excess Of  
Upland Road, West Mersea



Situated in a popular and convenient location in West Mersea, this well-presented three-bedroom semi-detached home offers generous living space, a substantial 120ft rear garden and excellent potential for further enhancement, all within easy reach of local amenities, schools, shops and the seafront.

The ground floor is thoughtfully arranged to suit modern family life, with a spacious open plan kitchen diner forming the heart of the home. This sociable space is ideal for both everyday living and entertaining, with ample room for dining and direct access to the rear garden. A separate snug, currently used as a home office, provides valuable additional reception space and flexibility for

those working from home or seeking a cosy retreat. A practical utility area sits alongside the main living accommodation, keeping household tasks neatly tucked away. The layout offers exciting potential to convert the snug and utility area into a self-contained annexe, subject to the necessary consents, making it an attractive option for multi-generational living or guest accommodation.

Upstairs, three well-proportioned bedrooms are complemented by a family bathroom, providing comfortable accommodation for a growing family or those seeking extra space.

Externally, the impressive rear garden extends to approximately 120ft,

offering a wonderful outdoor setting with plenty of room for children to play, gardening enthusiasts to enjoy, or for summer entertaining. Further benefits include a new heating system installed just 12 months ago, providing added peace of mind and improved energy efficiency.

With its versatile layout, generous garden and prime West Mersea location, this property presents an excellent opportunity to acquire a spacious and adaptable family home



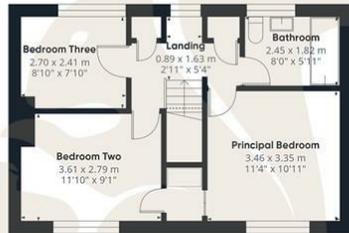








Ground Floor



Floor 1



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Approximate total area<sup>1)</sup>  
106.6 m<sup>2</sup>  
1146 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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:

Tenure:  
Freehold

Council Tax Band:

**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.

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