

oakheart



£525,000

Offers In Excess Of  
Oakwood Drive, West Mersea

Located in the popular coastal village of West Mersea, this well-presented three-bedroom detached bungalow offering spacious and versatile accommodation, ideal for family living or those seeking a quieter lifestyle near the sea. The property is set in a peaceful residential cul-de-sac and boasts a beautifully landscaped, south-facing rear garden that enjoys sunlight throughout the day.

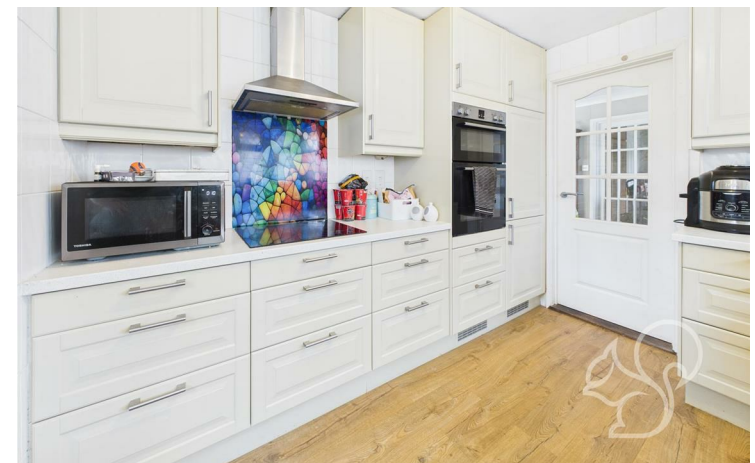
Upon entering the bungalow, you are welcomed into a generously sized living room measuring approximately 13'10" x 17'6", a bright and inviting

space perfect for both relaxing and entertaining. The main accommodation comprises three comfortable bedrooms, each with ample natural light and flexibility to suit a variety of needs. In addition to the main living areas, the property includes a fourth bedroom with its own shower room, situated in a separate area of the home—ideal for use as a guest suite or for those seeking annexe potential for multi-generational living or independent accommodation.

At the rear of the bungalow, a sun room provides a tranquil spot to enjoy

views over the garden year-round, seamlessly connecting the indoor and outdoor spaces. The garden itself is thoughtfully landscaped, offering a private and sunny retreat with mature planting, patio areas and a bar for entertaining, and room for further cultivation or relaxation. The south-facing aspect ensures a bright and warm atmosphere throughout the day.

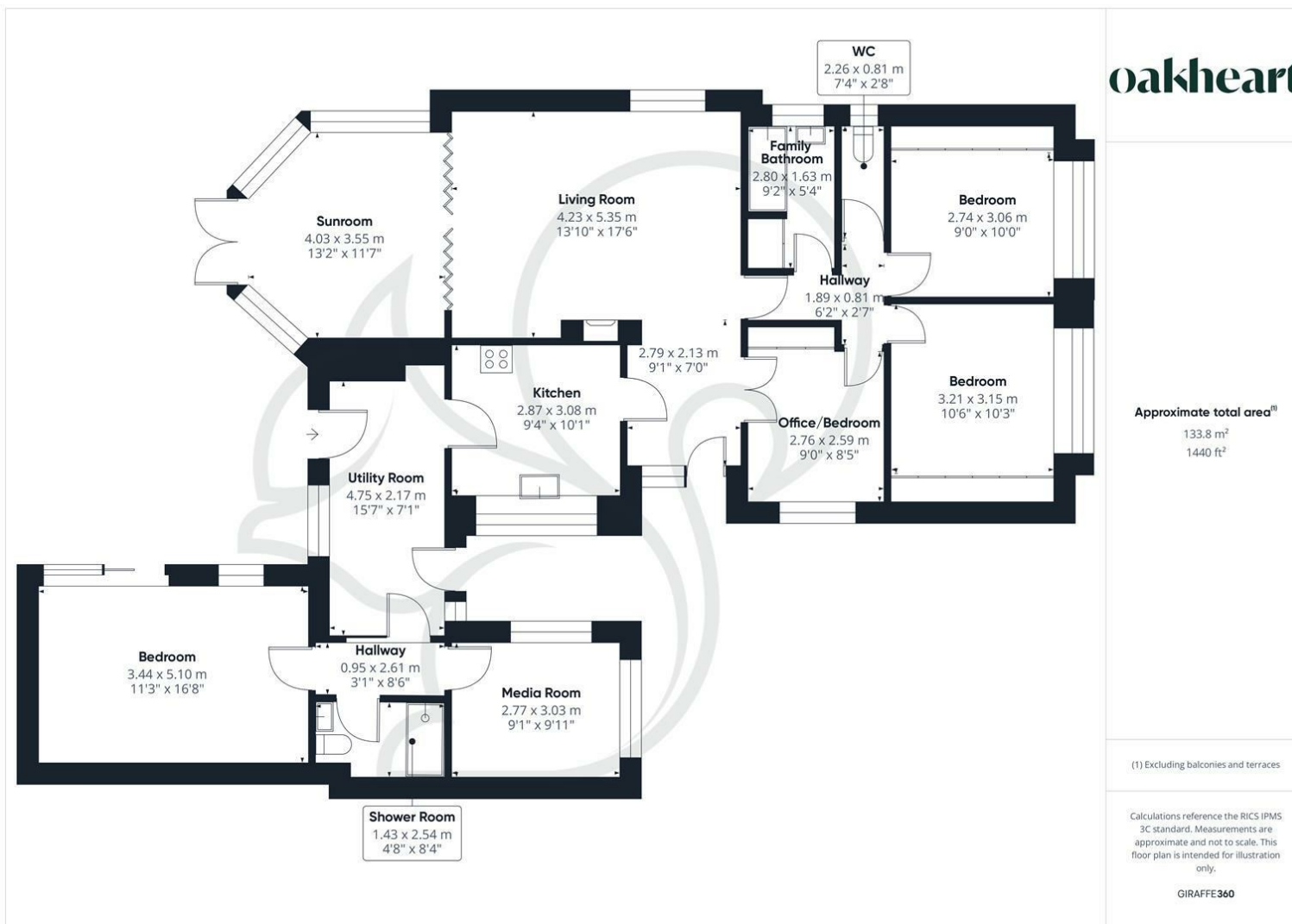
This property represents a rare opportunity to acquire a spacious and adaptable bungalow in one of Mersea Island's most desirable locations, just a short distance from the beach, local amenities, and picturesque coastal walks.











Local Authority:

Colchester


Tenure:

Freehold

Council Tax Band:

C

### 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>		<b>75</b>
(55-68) <b>D</b>	<b>62</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.

Oakheart Mersea

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