

**oakheart**



£370,000

Asking Price

Queen Anne Road, West Mersea,

Generously extended three-bedroom semi-detached home, occupying a prominent corner plot and offering versatile accommodation ideally suited for family living. The property has been thoughtfully arranged to maximise both space and functionality, with a layout that seamlessly blends everyday comfort with practical features.

The ground floor is centred around a bright and welcoming lounge, providing an inviting space for relaxation. A separate music room adds an extra dimension to the living space and could easily serve as a snug, playroom, or study, depending on the needs of the household. At the heart of the home is the spacious kitchen-diner, designed to be both sociable and functional, with

ample room for family dining and entertaining. Complementing the kitchen is a well-proportioned utility room, offering practical storage and workspace, while a modern ground floor shower room adds further convenience.

Upstairs, the property provides three well-proportioned bedrooms, each filled with natural light and offering flexibility for use as family rooms, guest accommodation, or a home office. The first-floor layout is well balanced, creating comfortable and private spaces that are ideal for family life.

Externally, the property is positioned on a corner plot, which enhances both the sense of space and the property's overall appeal. The gardens offer scope for

further landscaping, while the outdoor areas are already well suited for entertaining, family activities, or simply enjoying the sunshine. Adding further value is a detached double garage, providing secure parking or additional storage. The property also benefits from two driveways, ensuring extensive off-road parking—an increasingly rare feature in such a central and desirable location.

Perfectly positioned within West Mersea, close to local amenities, the beach, and the island's charming coastal lifestyle, combines a sought-after location with space, versatility, and excellent potential.











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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
C

Approximate total area<sup>(1)</sup>

120.4 m<sup>2</sup>  
1296 ft<sup>2</sup>

Reduced headroom  
1.3 m<sup>2</sup>  
13 ft<sup>2</sup>

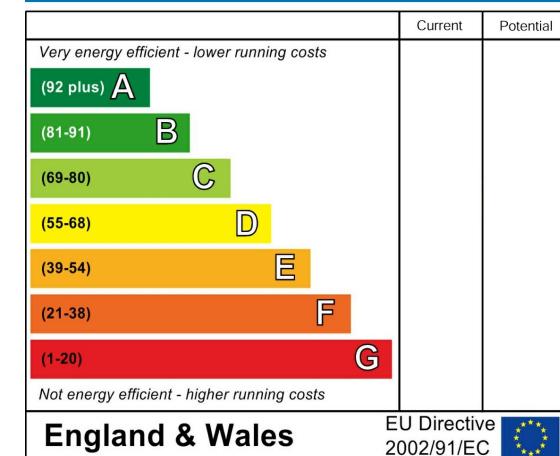
(1) Excluding balconies and terraces.

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

## Energy Efficiency Rating



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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