

oakheart



£850,000

Guide Price

Mersea Avenue, West Mersea

£850,000 - £875,000

A truly one-of-a-kind detached property, this substantial four-bedroom bungalow occupies a highly desirable position on Mersea Avenue and offers an exceptional level of versatile accommodation arranged over two floors. Combining the convenience of predominantly ground-floor living with generous additional accommodation on the first floor, this individual home is ideally suited to a wide range of buyers and offers an impressive amount of space for modern family living.

The property is approached via a welcoming entrance hall, leading into a particularly spacious lounge diner which provides an excellent central reception space for both relaxing and entertaining with an additional room currently being used as an office. The generous proportions allow ample room for distinct sitting and dining areas, creating a comfortable and versatile room for everyday family life and larger gatherings. In addition, there is a large kitchen diner, providing another excellent social space and offering plenty of room for a dining table alongside a well-equipped kitchen area. A separate utility room provides useful additional

storage and workspace, helping to keep the main living areas practical and uncluttered.

The ground floor provides two well-proportioned bedrooms, one of which benefits from its own ensuite shower room, together with a separate family bathroom and WC. This arrangement makes the property particularly appealing to those looking for flexible single-storey accommodation, with the ground-floor bedrooms offering ideal options for family members, guests or those who prefer not to use stairs.







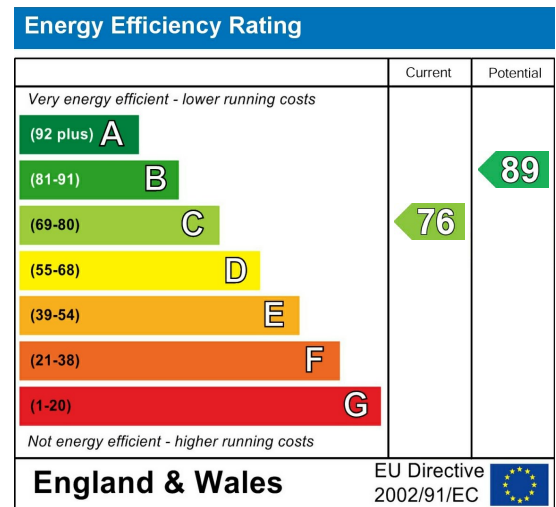




Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
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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.