

oakheart

£375,000

Guide Price

Garden Farm, West Mersea

GuidePrice £375,000 - £400,000

A well-presented three-bedroom detached home situated in the popular Garden Farm area, offering spacious and versatile accommodation together with off-road parking, a garage and a desirable west-facing rear garden.

The property provides a welcoming entrance with a ground floor WC and leads through to a semi-open-plan lounge and dining

area, creating a bright and sociable space that is ideal for both everyday living and entertaining. The kitchen is well positioned and provides practical access to the rest of the ground floor.

To the first floor are three well-proportioned double bedrooms, providing excellent accommodation for a family, couple or those requiring additional space for guests or home working. The family bathroom completes the first-floor accommodation.

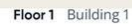
Externally, the property benefits from off-road parking and a garage, while the west-facing rear garden provides an attractive outdoor space and is ideally positioned to enjoy the afternoon and evening sunshine. Overall, this is a well-located detached home offering generous accommodation, useful outside space and excellent potential for a variety of buyers.











GLA⁽¹⁾
100.46 m²
1081.34 ft²

Total
100.46 m²
1081.34 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

..... Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	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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