

oakheart



£425,000

Offers In Excess Of
Oakwood Avenue, West Mersea

Nestled in a highly sought-after avenue in the charming coastal town of West Mersea, this beautifully presented two-bedroom detached house offers an exceptional opportunity to enjoy a relaxed and spacious lifestyle just a short stroll from the beach. Set back from the road, the property enjoys a peaceful position with driveway parking for two cars and a single garage complete with boarding for additional storage.

Upon entering, you are welcomed into a generous and well-configured layout that flows effortlessly throughout. The accommodation includes two expansive double bedrooms, each offering ample space for furnishings and large windows that flood the rooms with natural light. The home benefits from two

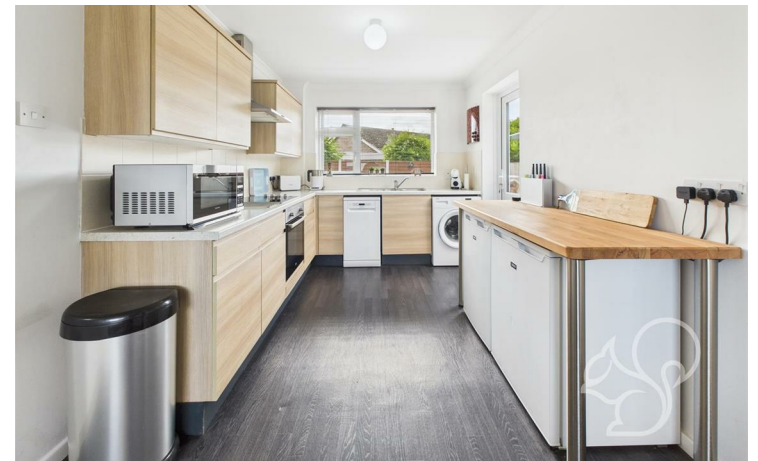
family bathrooms, each thoughtfully designed for comfort and functionality, in addition to a separate W.C., making it ideal for visiting guests or family living.

The living space is further enhanced by two well-proportioned reception rooms, offering flexible use for both relaxation and entertaining. These bright and inviting areas feature pleasant views of the garden and surrounding neighbourhood, creating a warm and welcoming atmosphere. At the heart of the home lies a good-sized kitchen and dining area, with plenty of space for cooking, casual dining, and social gatherings.

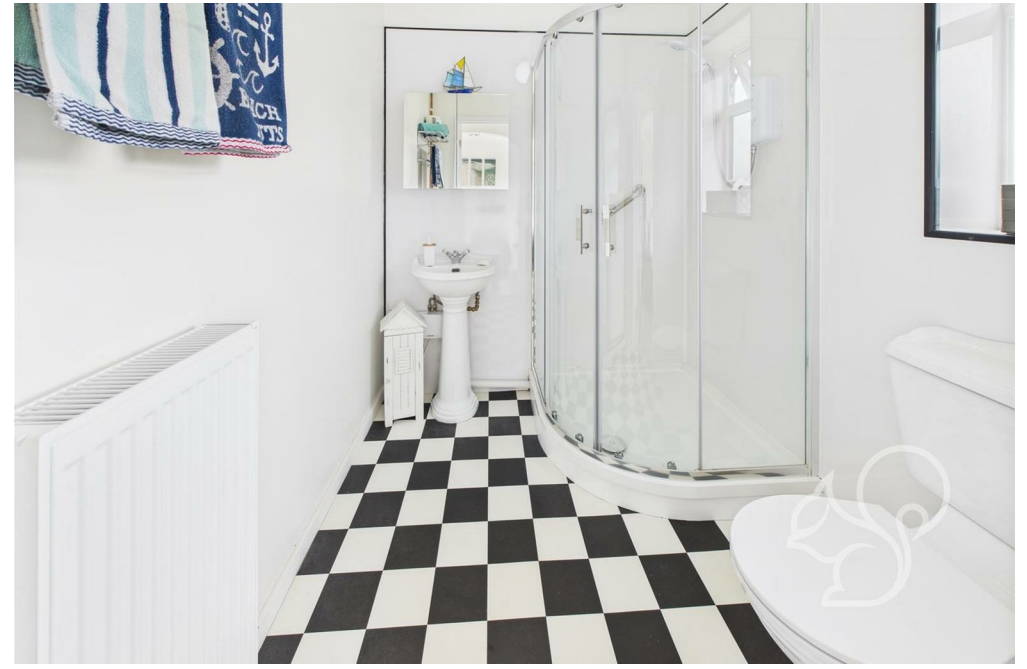
Externally, the property enjoys a mature and manageable garden, perfect for

enjoying the island's coastal climate. The garage provides practical storage solutions with an additional attic area, and the driveway ensures convenient off-street parking. Additionally, there is a covered lean-to to the side of the property, providing additional storage.

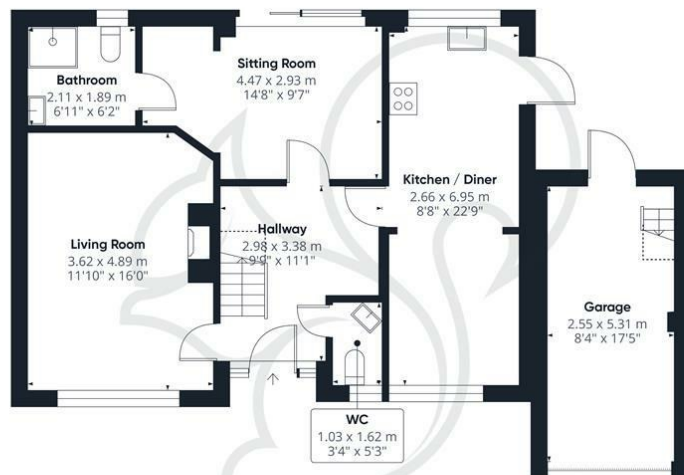
Located within walking distance of West Mersea's renowned beach, local cafes, shops, and amenities, this bungalow offers the ideal combination of seaside living and everyday convenience. Whether you're looking for a permanent residence or a peaceful retreat by the sea, this home delivers both space and location in abundance.



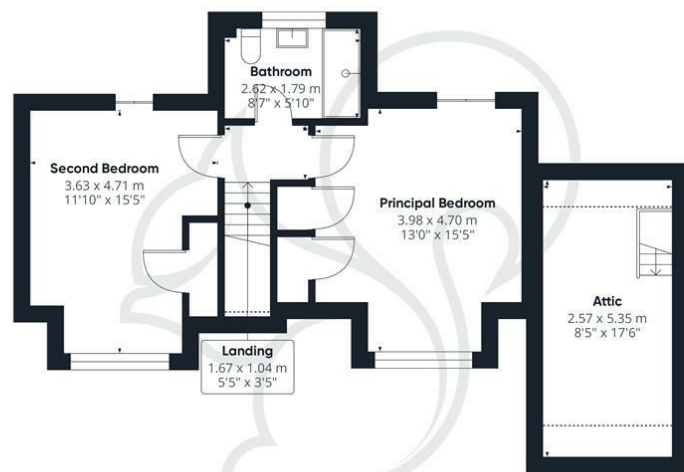








Ground Floor



Floor 1

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Approximate total area⁹⁹

129.8 m²

1396 ft²

Reduced headroom

4.8 m²

52 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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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