



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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6 Brambledown, West  
Mersea, Colchester,  
Essex,  
CO5 8RY

£460,000



3 Bedroom Detached House

Conservatory

Close to Shops and Bus stops

Immaculately Presented

Kitchen / Diner

Garage

Located in a quiet cul-de-sac

No onward chain

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Game Estates are brining this charming and spacious 3-bedroom detached house located in the heart of West Mersea to the market. The property is situated in a quiet and peaceful neighbourhood, making it an ideal place to live for families and professionals alike.

The house boasts a stylish interior with plenty of natural light. The ground floor comprises a spacious living room, a fully fitted kitchen with integrated appliances, a dining area, and a cloakroom. The first-floor features three well-proportioned bedrooms and a family bathroom.

The property also benefits from a private garden with a patio area, perfect for outdoor entertaining. There is ample off-street parking available on the driveway and Garage.

Don't miss out on this fantastic opportunity to own a beautiful home in one of the most sought-after areas of Essex. Contact us today to arrange a viewing!

### **Approach**

Block paved driveway leads to the front door, gated access to the garden, front land laid to lawn with mature tree and shrub borders, shingled area for pots.

### **Entrance** 12' 6" x 4' 3" (3.81m x 1.30m)

Upvc door and sidelight to side, dado rail, wooden flooring, radiator, understairs storage cupboard.

### **Cloakroom** 5' 8" x 2' 7" (1.73m x 0.79m)

Round Obscured window to the front aspect, close coupled w.c, pedestal wash hand basin, radiator, tiled flooring, spots inset, wall mirror.

### **Kitchen/ diner** 15' 7" x 10' (4.75m x 3.05m)

Double glazed window to the front and side aspects, wide range of wall and base units in cream with wooden worktops, Eye level oven with microwave above, ceramic sink with mixer tap, ceramic hob, slimline dishwasher, space and plumbing for washing machine, extractor hood, intergrated fridge/ freezer, tiled flooring, tiled walls and radiator.

### **Lounge** 15' 8" x 10' 4" (4.78m x 3.15m)

Double patio doors with side lights to conservatory, window to side aspect, wooden flooring, dado rail, gas fire inset to kitchen, radiator.

### **Conservatory** 14' x 10' 6" (4.27m x 3.20m)

Short brick wall with fully glazed windows, radiator, wooden flooring, ceiling vents, double doors to side aspect, blinds fitted.

### **Landing**

Window to side aspect

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.



