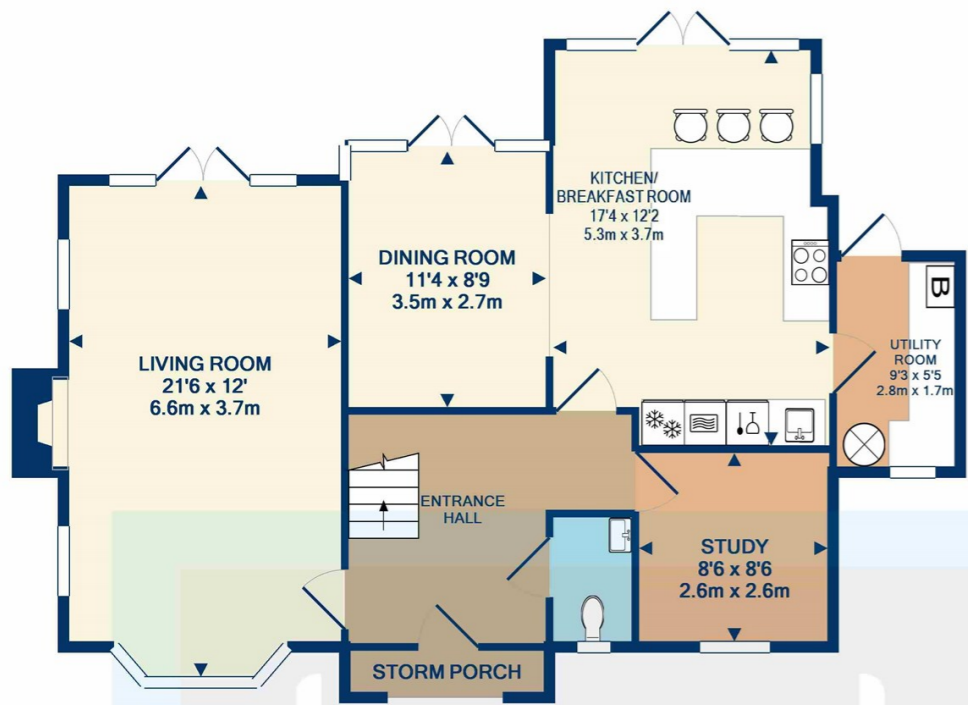
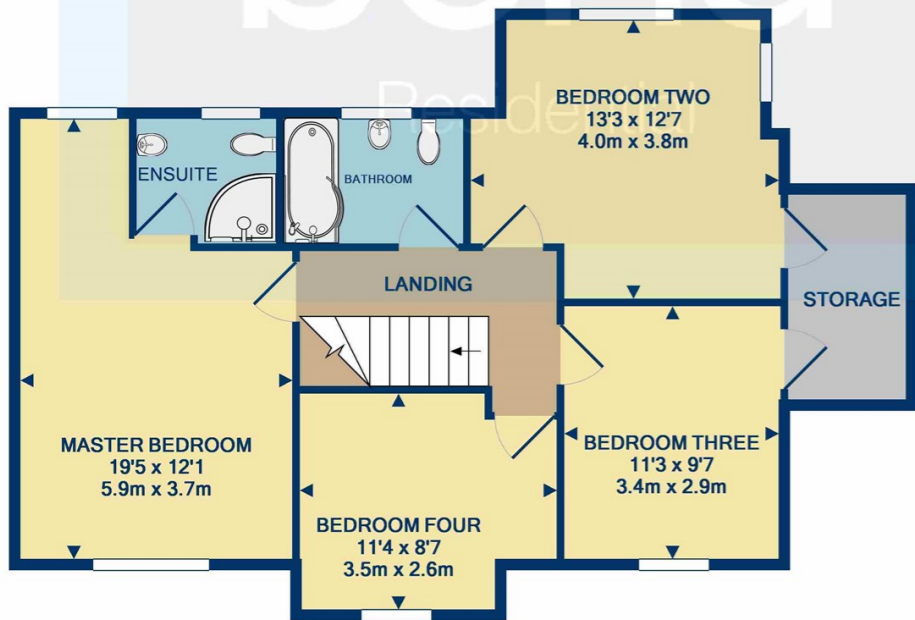


Moulsham Street, Chelmsford, Essex, CM2 9AQ



GROUND FLOOR
APPROX. FLOOR
AREA 824 SQ.FT.
(76.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(70.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1577 SQ.FT. (146.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

FLOOR PLAN



Energy Efficiency Rating B



£865,000

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Moulsham Street, Chelmsford, Essex, CM2 9AQ

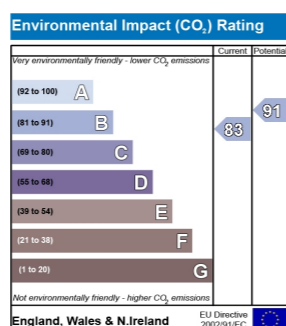
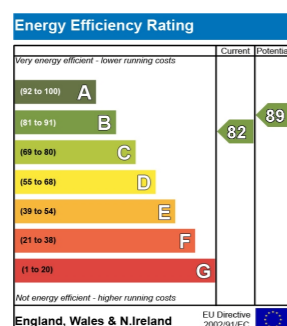


Accommodation: This modern detached residence is situated at the end of a private driveway off of the highly desirable Moulsham Street, within the sought after Old Moulsham area. The property features a 12' x 10'1" entrance hall, cloakroom, dual aspect living room with solid fuel burner, stunning fitted kitchen/breakfast room with fitted appliances, Quartz work surfaces and underfloor heating, dining room which is open plan to the kitchen/breakfast room and could also be utilised as a snug, study and utility room. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally the property is accessed via a private driveway to a 54' x 20' shingled driveway providing off road parking for numerous vehicles and leads to a detached double garage. There is a side garden measuring 48' x 31' and a south east facing rear garden measuring 80' max x 37'. The property benefits from offering uPVC double glazing, gas fired central heating, fitted alarm system, fitted sprinkler system and comes with a 10 year build zone warranty from 2016.

Location: Moulsham Street is the most recognised road with the highly desirable Old Moulsham area, the city centre part of Moulsham Street comprises a range of boutique shops, restaurants and day to day amenities, Chelmsford college and Chelmsford Museum can also be found on Moulsham Street as can the popular Oaklands park. Old Moulsham comprises mainly of Victorian, Edwardian and 1930's style homes, which makes the opportunity of purchasing this modern home in this location such a unique one. The property is situated within less than a mile walk of Chelmsford city centre and High Street, there are a collection of pre-school nursery's, local primary and secondary schools within close proximity of the property as well as a selection of sought after private schools, Chelmsford's two grammar schools are also conveniently located within 1.5 miles or a short bus journey via a regular service which runs along New London Road. Chelmsford's mainline station is located within 1.2 miles of the property and offers journey times as fast as 34 minutes to London Liverpool St.

- Sought After Old Moulsham Location
- Close to Oaklands Park & Museum
- 54' x 20' Driveway
- South East facing rear garden, 80 x 37, plus side garden
- Overall Plot 80' x 90'
- No Onward Chain
- Detached double garage, with power and lighting
- Fitted Alarm System & Sprinkler System
- Cat5E internet installed
- Potential For Loft Conversion (subject to permission)

£865,000



01245 500599

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