

# HOME



**Old Moulsham**  
**Guide Price £700,000**  
**4-Bed Semi-Detached House**

## Manor Road

This beautiful Victorian semi-detached home is set over three floors and has been extended to the ground floor creating a master bedroom with en suite shower room and further reception area. Inside, there is an entrance hall, sitting room with feature bay window, separate dining room, spacious kitchen which leads through to the family area. On the first floor, there are three double bedrooms and the main bathroom with the master bedroom en suite on the second floor. Outside, there is a garden area and on road permit parking for residents and an enclosed garden to rear. Throughout this charming period property are all the original character and features you would expect to see from a well loved Victorian property. Other benefits include uPVC double glazed windows, a gas fired central heating system and being located in the sought after Old Moulsham area.

Manor Road is located in the sought after Old Moulsham area within a short walk of popular schools, the High Street and railway station. The station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes making the area a popular place to live for commuters. There are various recreational facilities, parks and public open spaces including Oaklands House which is set in a landscaped 12-acre park with a rose garden, sports pitches, tennis courts. Near by Moulsham Street has a range of quirky independent places to eat, drink, shop and also connects you to the High Street.

**Old Moulsham**  
**88 Moulsham Street**  
**Essex CM2 0JF**

**Sales**  
01245 344 644  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans

### Ground Floor



APPROX INTERNAL FLOOR AREA  
62 SQ M 671 SQ FT  
OTAL APPROX INTERNAL FLOOR AREA  
139 SQ M 1491 SQ FT

This plan is for layout guidance only and is NOT TO SCALE  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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### First Floor

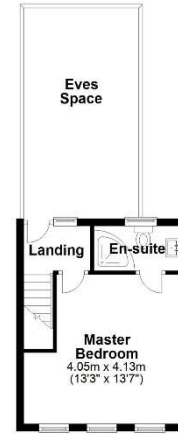


APPROX INTERNAL FLOOR AREA  
54 SQ M 577 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
139 SQ M 1491 SQ FT

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### Second Floor



APPROX INTERNAL FLOOR AREA  
23 SQ M 243 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
139 SQ M 1491 SQ FT

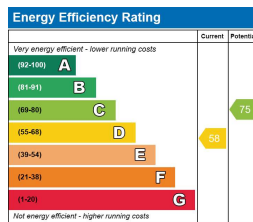
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## Features

- Full of original features & character throughout
- Set over three floors (1491 SQFT)
- Extended to the ground floor
- Near sought after schools
- Walking distance of the High Street & railway station
- Two separate reception rooms
- Four double bedrooms
- Master bedroom with en suite shower room
- uPVC double glazed windows
- Must be viewed

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band D with an annual amount of £1,989.36.

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