



Vicarage Road, Old Moulsham  
Guide Price £775,000  
4 - bed semi-detached house

HOME





**EPC**  
D



**Council Band**  
E (£2,431.44)

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**Bedrooms**  
4



**Bathrooms**  
2

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**Heating**  
Gas Central  
Heating



**Parking**  
Driveway  
to front

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**Outside Space**  
Mature rear  
garden



**Tenure**  
Freehold

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## Vicarage Road

This cherished 1930's semi detached house has lovingly been maintained during the sellers 25 years of ownership.

They have extended the ground floor to create a wonderful kitchen/breakfast room, separate utility room and ground floor shower room. Inside, there is a stunning entrance hall with panelled walls and stained glass glazing to the entrance door and side lights, lounge with bay window, dining room, four bedrooms and a further bathroom.

Outside, there is a driveway to front providing off road parking for three vehicles and access to the garage. The rear garden is fairly mature offering a fair degree of privacy and has a side access path leading to a personal door into the garage.

Some of our favourite features for this home include large spacious bright and airy rooms, high ceilings, a useful study area on the ground floor provides the perfect space to work from home and the array of original charm and character.



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### Features

- Set over three floors
- Nearby sought after schools
- Walking distance of the railway station
- Stunning entrance hall
- Plenty of charm & original features
- Two reception rooms
- Useful study area
- Extended kitchen/breakfast room
- Separate utility room
- Two bath/shower rooms

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### Location

The sought after area of Old Moulsham, with the property being located in the no-through part of Vicarage Road with direct pedestrian access into Oaklands Park & Museum.

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### Niceties

Moulsham Street is positioned at the start of the road with a number of independent eateries and several traditional public houses with a choice of real ales and hot food.

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### Travel

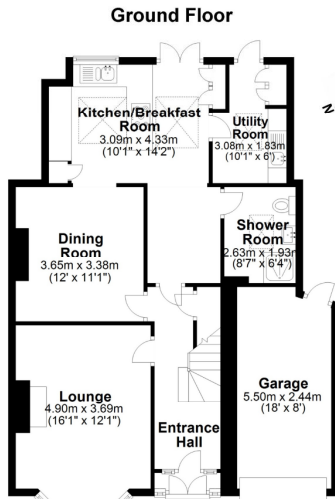
Walking distance of the railway & bus station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

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### Schools

There are six schools all within a 0.5 mile walk from the property, including Moulsham Infant, Junior & High School which all have an Ofsted rating of Good (correct at time of print).

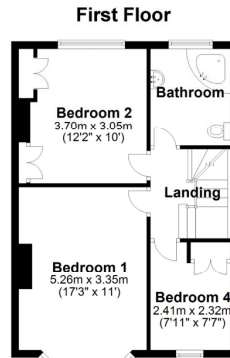
## Floor Plans



APPROX INTERNAL FLOOR AREA  
89 SQ M 956 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
155 SQ M 1666 SQ FT

Including Garage  
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.

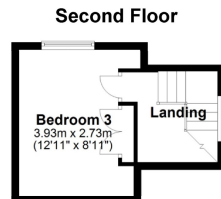
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APPROX INTERNAL FLOOR AREA  
48 SQ M 516 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
155 SQ M 1666 SQ FT

Including Garage  
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APPROX INTERNAL FLOOR AREA  
18 SQ M 192 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
155 SQ M 1666 SQ FT

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## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

**Old Moulsham**  
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Essex CM2 0JF

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

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