

# HOME



**Old Moulsham**  
**Offers Over £800,000**  
**4-bed semi detached house**  
**with detached annexe**

## Manor Road

In the sought-after Old Moulsham area, this unique property in Manor Road provides 2000 SQFT of living space including a large detached annexe. The 1,630 SQFT Victorian semi-detached home has been intelligently extended and redesigned for contemporary living. At the heart of the property lies its modern, spacious kitchen/dining/family area, seamlessly merging indoor and outdoor spaces with bi-folding doors leading to the mature lawned garden. A large patio and additional decking area provide an inviting setting for gatherings and relaxation.

Inside, you'll find a practical layout featuring two additional formal reception rooms, four generously sized bedrooms including a master suite with open-plan ensuite area plus a family bathroom and downstairs cloakroom.

A recent addition to the property is the detached 430 SQ FT annexe/home office, complete with its own gated entrance and driveway. This adaptable, air-conditioned space, featuring high-speed broadband, a kitchenette, and a shower room, is an ideal environment for remote work or separate living. After hours, it easily transforms into a largely sound-proof home cinema or gaming room with built-in Dolby Atmos Surround Sound and VR capabilities. This building is currently held on a separate title.

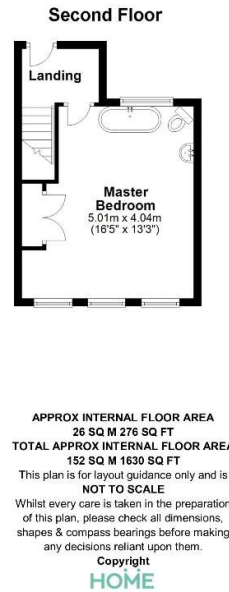
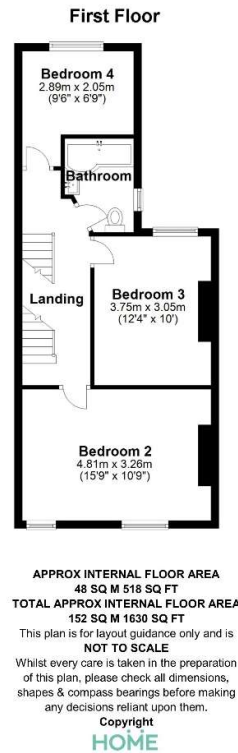
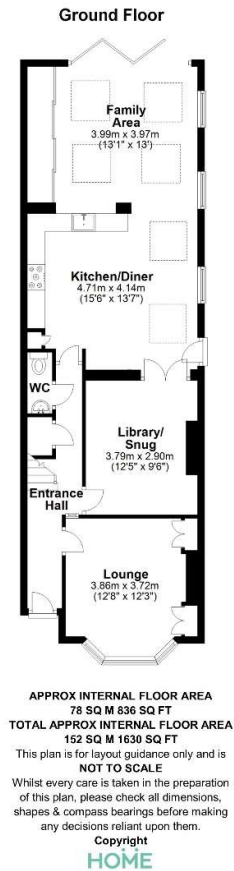
Perfect for remote workers, hybrid or commuters, trains run from the nearby station in under 35 minutes to London Liverpool Street. Local schools include two high-ranking grammars, independent and multiple excellent state schools.

Old Moulsham  
88 Moulsham Street  
Essex CM2 0JF

Sales  
01245 344 644  
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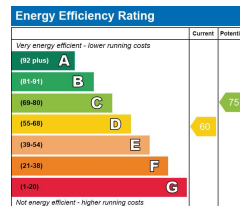
## Floor Plans



## Features

- Large detached annexe with own driveway and entrance
- Victorian semi-detached
- Overall living space 2,043 SQFT
- Main house 1,630 SQ FT
- Annexe/office 430 SQ FT
- Four good size bedrooms
- Master suite with open plan en suite
- Kitchen with open plan family area
- Plenty of character & original features
- Walking distance of the High Street, railway station & grammar schools

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band E with an annual amount of £2,431.44.

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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.

