

# HOME



**Chelmsford**  
**Guide Price £525,000**  
**3-bed semi detached house**

## Lady Lane

This charming semi-detached home in Old Moulsham offers a perfect blend of character and modern features, making it a wonderful family home boasting plenty of living space. The extended kitchen/diner is a highlight of this property, boasting a Neff integrated fridge/freezer, quartz worktops, a Faber induction hob and a Quooker tap! Offering plenty of space for cooking and entertaining. Two reception rooms provide versatile living spaces, perfect for relaxing and socialising whilst the utility room and downstairs w/c add convenience to daily life.

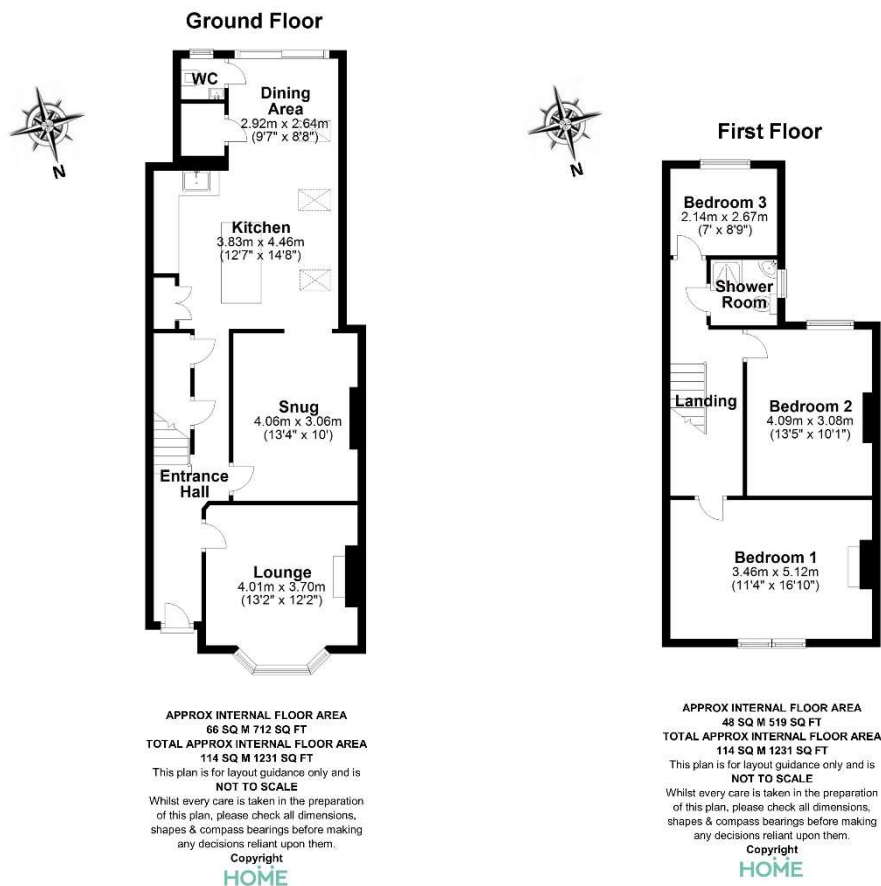
Located in the sought-after area of Old Moulsham, this property is close to nearby sought-after schools, making it a great option for families. The south-west facing garden is a lovely feature, providing a sunny outdoor space to enjoy. For those who commute, Chelmsford Station is just a 0.9 mile walk away, making travel easy and convenient. Additionally, Chelmsford High Street is a short 0.5 mile walk, offering plenty of shopping and dining options. Chelmsford, Essex has plenty to offer residents. With its beautiful parks, shopping centres, restaurants, and cultural attractions, there is always something to do. Visit the Hylands House and Estate for a day out in nature, explore the Bond Street shopping district for some retail therapy, or enjoy a delicious meal at one of the many restaurants in the city centre.

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

**Sales**  
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**Lettings**  
01245 253 377  
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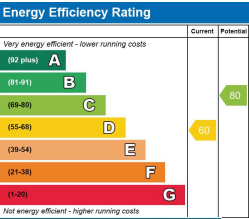
Floor Plans



Features

- No onward chain
- Stunning extended kitchen/diner
- Two receptions rooms
- Nearby sought after schools
- Utility room
- Downstairs w/c
- 0.9 Mile walk to Chelmsford Station
- South west facing garden
- 0.5 mile walk of Chelmsford High Street
- Character features throughout

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: Band D is the council tax band for this property with an annual amount of £2,084.49.

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.

