



**Mildmay Road, Old Moulsham**  
**£500,000**  
**3-bed terraced house**

# HOME

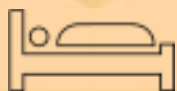


**EPC**  
C



**Council Band**  
£1,852.88.)

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**Bedrooms**  
3



**Bathrooms**  
1

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**Heating**  
Gas central  
heating



**Parking**  
Permit  
parking

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**Outside Space**  
Japanese  
themed garden



**Tenure**  
Freehold

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# Mildmay Road

This beautiful and charming home has been extensively improved and modernised during the sellers' ownership to create a truly amazing design-led home whilst retaining and enhancing the original features.

As part of the sellers hi-specification refurbishment programme they have included a replacement consumer unit, new boiler and a Japanese themed landscaped garden area. Inside, there is an entrance hall, spacious lounge, open plan kitchen/diner, spacious landing with a secret hidden bookcase door opening to a very useful linen/utility storage cupboard, three bedrooms and a period themed bathroom suite. The loft space has been fully boarded with a fixed pull down ladder and lighting perfect for extra storage.

Outside, to the immediate rear of the property there is a covered seating area for entertaining which has a fair degree of privacy along with an external cloakroom/utility cupboard. The Japanese themed garden area provides a real tranquil space to enjoy with a running water feature, there is also a modern timber workshop.



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## Features

- Walking distance of the High Street & railway station
- Sought after Old Moulsham
- Spacious lounge
- Open plan kitchen/dining area
- Three bedrooms
- Stunning bathroom
- Useful boarded loft space
- External cloakroom/utility cupboard
- Landscaped Japanese themed garden
- Modern timber workshop

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## Location

Moulsham Street is a great spot to visit with a number of independent eateries and several traditional public houses and is located just a stones throw away.

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## Niceties

Close to Oaklands park which is set in a landscaped 12-acre park with a rose garden, sports pitches, tennis courts & free entry museum.

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## Travel

Situated within walking distance of the railway station where you can catch a train to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

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## Schools

There are many sought after schools located within walking distance, including Oaklands Infant School and Moulsham primary & secondary school.

Floor Plans



APPROX INTERNAL FLOOR AREA  
41 SQ M 437 SQ FT  
EXCLUDING COVERED SEATING AREA  
TOTAL APPROX INTERNAL FLOOR AREA  
66 SQ M 629 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,  
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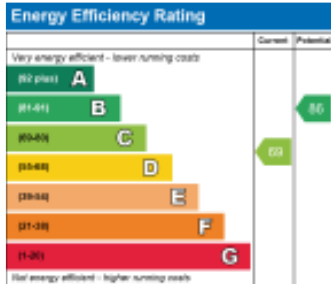


APPROX INTERNAL FLOOR AREA  
41 SQ M 442 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
66 SQ M 609 SQ FT  
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EPC Rating



The Nitty Gritty

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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.

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