

# HOME



**Old Moulsham**  
**Guide Price £600,000**  
**3-bed detached house**

## St Johns Avenue

Situated in the highly sought after Old Moulsham area of Chelmsford, this charming chalet style detached house offers a unique opportunity for buyers seeking a property with a mix of ground and first floor bedrooms. This property has been much improved and refurbished during the sellers ownership and provides versatility for downsizers or growing young families alike. The garage and driveway offer rare good off-street parking compared to most in this desirable neighborhood with fantastic schools and the railway station just a short walk away. We feel the property also offers superb potential to extend and remodel the first floor (subject to the usual planning requirements).

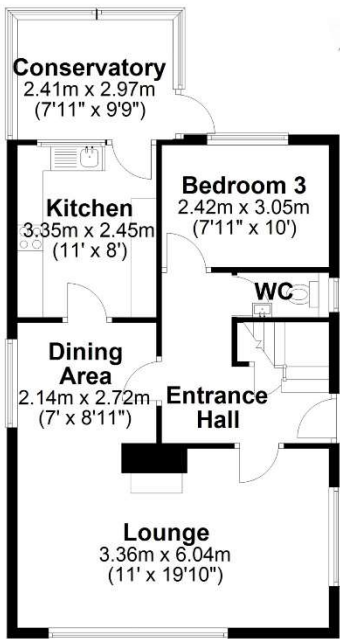
St Johns Avenue is situated in the sought after area of Old Moulsham within the City centre itself. The area is conveniently positioned within walking distance of the High Street and railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has an extensive selection of places to eat, drink and socialise, with further access to High Chelmer, The Meadows and Bond Street where you will find the well-known retailer John Lewis. Moulsham Street is a great alternative to visit 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 and is located just a stones throw from this home.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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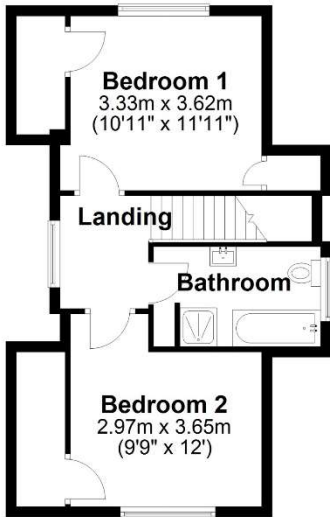
Ground Floor



APPROX INTERNAL FLOOR AREA  
64 SQ M 691 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
108 SQ M 1166 SQ FT  
This plan is for layout guidance only and is  
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First Floor



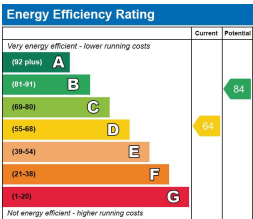
APPROX INTERNAL FLOOR AREA  
44 SQ M 475 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
108 SQ M 1166 SQ FT  
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Features

- Sought after tree lined Avenue
- Chalet style detached
- Spacious lounge
- Dining area
- uPVC double glazed conservatory
- Both ground & first floor bedrooms
- Garage & driveway
- Walking distance of sought after schools
- Good access to the A12 & A414
- Much improved during the sellers ownership

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: Band D is the council tax band for this property with an annual amount of £2,167.83.

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.

