

# HOME



**Old Moulsham**  
**£625,000**  
**4-bed semi-detached house**

## Braemar Avenue

This charming family home is located in the sought after residential area of Old Moulsham, just 0.9 miles away from Chelmsford Train Station, making it perfect for commuters. The property has been extended to provide versatile living accommodation, with the potential for further extensions or reconfiguration to suit the new owner's needs.

The property boasts many original features, adding character and charm to the home. On the ground floor, you will find three reception rooms, providing ample space for entertaining or family activities. There is also a ground floor wet room, perfect for added convenience. Upstairs, there are four double bedrooms, three of which enjoy built-in wardrobes, providing plenty of storage space. The family bathroom is located on the first floor, and there is also a partially boarded loft with a PVC window, ideal for additional storage or potential conversion into a home office or extra living space.

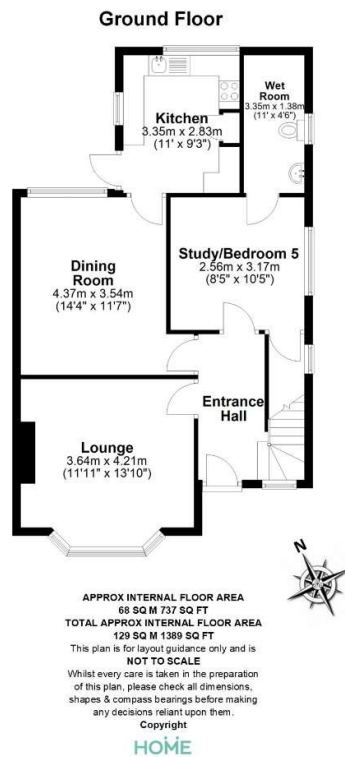
Located in a popular residential turning, this property is within the catchment area for nearby sought after schools and colleges, making it ideal for families. The property is being sold with no onward chain, making it a hassle-free purchase for the new owners.

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

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

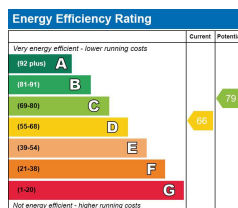
Floor Plans



Features

- Extended family home
- Potential for further extensions or reconfiguration
- Many original features
- Sought after residential turning in the heart of Old Moulsham
- Versatile living accommodation
- Four double bedrooms with three enjoying built in wardrobes
- Three reception rooms
- Ground floor wet room and first floor - bathroom
- Partially boarded loft with PVC window
- Catchment area for nearby sought after schools college

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,649.57.

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 £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

