



Chandlers Moulsham Street, Chelmsford, CM2

£850,000

\*\* NO ONWARD CHAIN - PRIME RESIDENTIAL CITY CENTRE LOCATION - POTENTIAL FOR LOFT CONVERSION (STPP) - PLEASANT VIEWS TO OAKLANDS PARK AND CHELMSFORD MUSEUM - WALK TO STATION AND CITY CENTRE \*\* A chance to acquire a FOUR BEDROOM detached family residence enjoying well planned and spacious accommodation throughout. Ground floor: INVITING HALL, CLOAKROOM, GOOD SIZE SITTING ROOM, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM. First floor: FOUR GOOD SIZE BEDROOMS, FOUR PIECE FAMILY BATHROOM AND SEPARATE SHOWER ROOM, The property was built by R W Chandler & Son in the mid/late 1970's and has gas radiator heating, double glazing, cavity wall insulation, ample parking and a double garage.



### LOCALITY INFORMATION

The property is located in the highly sought after area of Old Moulsham which is within walking distance of the city centre and mainline railway station to London. There are outstanding schools and Chelmsford College for further education in close proximity. The city centre enjoys a number of restaurants, bars, two cinemas, the very popular Bond Street shopping quarter, department stores including John Lewis, and a wide variety of retail outlets and recreational facilities including the Riverside leisure centre and ice rink. There are excellent road links to the A12, A414, M25 and M11.

### ACCOMMODATION COMPRISES

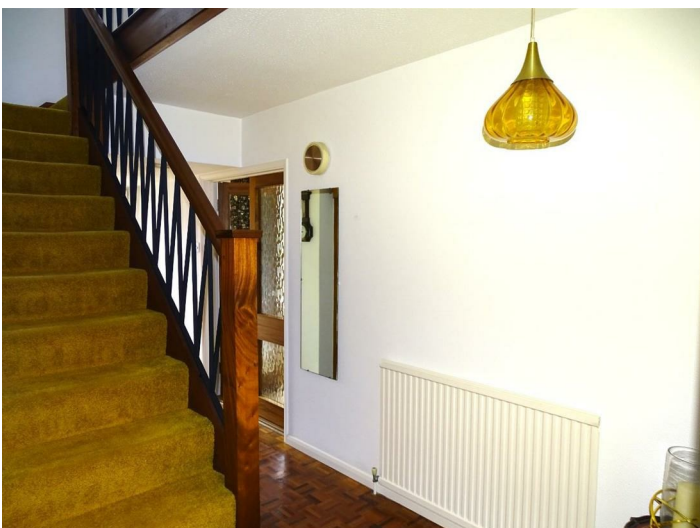
Opaque double glazed door to hall.

INVITING L-SHAPED HALL 18'6" depth (5.65 depth)



Radiator, parquet flooring, return stairs to first floor with wrought iron balustrading.

### FURTHER VIEW



### CLOAKROOM



White suite comprising low level wc, wash hand basin, tiled flooring, chrome heated towel rail, window to front.

SITTING ROOM 24'11" x 11'3" (7.61 x 3.45)



Two radiators, Yorkstone fireplace with gas fire, bow window to front, opaque concertina doors to dining room and double glazed French doors with windows either side to rear garden.



REVERSE VIEW



KITCHEN/BREAKFAST ROOM 13'9" x 9'3" (4.21 x 2.84)



DINING ROOM 10'4" x 10'1" (3.17 x 3.09)



Plenty of worktop space with ample drawers and cupboards below, two carousel units, good range of eye level cabinets, Stoves double oven and grill, four ring electric ceramic hob with concealed extractor hood above, cupboard housing gas boiler, integrated fridge with freezer compartment, double glazed window to rear, radiator, tiled flooring, door to double garage and opaque sealed unit door to side access.

BREAKFAST AREA



Radiator, double glazed window to rear.

ADDITIONAL VIEW



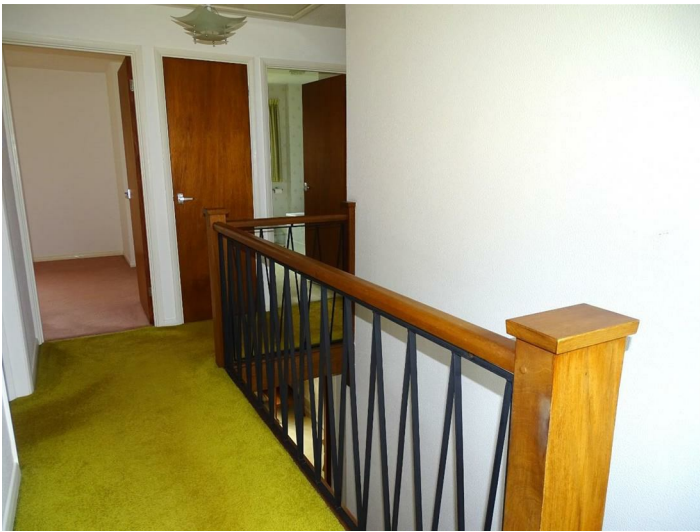


L-SHAPED LANDING 14'7" width x 14'2" depth (4.46 width x 4.32 depth)



Double glazed window to front, airing cupboard, built in cupboard with radiator within, access to roof space which is part boarded and offers potential for a loft conversion (stpp).

ADDITIONAL VIEW



BEDROOM ONE 14'7" x 10'7" (4.46 x 3.25)



Radiator, double glazed window to rear, built in and fitted wardrobes.

BUILT IN WARDROBES



**BEDROOM TWO 12'0" not including wardrobes x 11'4" (3.67 not including wardrobes x 3.46 )**



**Radiator, double glazed window to front, built in wardrobes to one wall.**

**BEDROOM THREE 11'5" not including wardrobes x 10'7" (3.50 not including wardrobes x 3.25)**



**Radiator, built in wardrobes to one wall, double glazed window to front.**

**BUILT IN WARDROBES**



**BEDROOM FOUR 8'6" x 8'5" plus deep door recess area (2.61 x 2.59 plus deep door recess area)**



**Radiator, double glazed window to rear.**



#### FOUR PIECE FAMILY BATHROOM 10'7" x 5'10" (3.25 x 1.80)



White suite comprising a panelled bath, vanity wash hand basin, low level wc, independent shower unit, radiator and heated towel rail, part tiled walls, double glazed window to rear.

#### SEPARATE SHOWER ROOM



White suite comprising low level wc, wash hand basin, shower unit, fully tiled walls, chrome heated towel rail, window to side.

#### OUTSIDE

The front garden is virtually all brick paved which provides ample driveway parking. There are matured shrubs, stoned bedding, a low brick wall to the front boundary and side gate access through to the rear garden. There is a built in store cupboard to the side elevation.

#### DOUBLE GARAGE 17'5" x 15'0" (5.32 x 4.59)

Electric up and over door, power and light connected, personal door to kitchen.

#### REAR GARDEN



There is a crazy paved patio to the rear elevation, the remainder is laid to lawn with hedgerow and fenced boundaries.

#### FURTHER VIEW



REAR ELEVATION



Ground Floor



First Floor



**APPROX INTERNAL FLOOR AREA**  
 163 SQ M (1760 SQ FT) **(Including Garage)**  
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
 All measurements are approximate  
**NOT** to be used for valuation purposes  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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