



8 Alfred Mews, Hall Street, Old Moulsham, CM2 0FW  
Offers In The Region Of £550,000

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\*\*NEW PRICE!! \*\* Situated within this EXCLUSIVE, and rarely available PRIVATE GATED MEWS, a stone's throw of the city centre and mainline station with links to London, an opportunity to acquire this spacious, and most impressive FOUR BEDROOM town house.

Nestled at the end of the mews, this attractive development was constructed in 2014 by Messers Knight Developments and comprises a well-balanced combination of apartments, cottages and town house style properties all set behind a gated entrance off Hall Street in the sought after Old Moulsham area of Chelmsford, less than 0.25 miles of the bustling main shopping centre with its extensive array of bars, cafes restaurants and leisure amenities.

The accommodation within the house comprises a good size reception hallway and ground floor cloakroom, door to the impressive open-plan kitchen and living/dining room with French doors to a secluded courtyard garden.

Bedroom and bathroom accommodation is arranged over the two upper floors, the principal bedroom featuring a lovely 13' vaulted ceiling, fitted wardrobes and an en-suite shower. For those seeking a further reception room, the rear first floor bedroom with glazed balcony accessed via French doors, easily adapts to a generous size sitting/living space. There are two further bedrooms (one currently used as a dressing room) and quality bathroom and showrooms on first and second floor respectively.

Outside, there are two designated parking spaces in front of the house, private side access to the rear courtyard style walled garden, paved patio terrace with inset flower beds and storage shed.

EPC - TO FOLLOW





ENTRANCE HALL  
11'3 x 6'7 (3.43m x 2.01m)

GROUND FLOOR CLOAKROOM  
6'6 x 4'6 (1.98m x 1.37m)

KITCHEN/LIVING/ DINING AREA  
27'8 x 15'7 < 8'5 (8.43m x 4.75m < 2.57m)

SITTING ROOM/BEDROOM FOUR  
15'4 x 11'0 (4.67m x 3.35m)

BEDROOM THREE  
10'9 x 8'5 (3.28m x 2.57m)

SHOWER ROOM  
8'5 x 5'0 (2.57m x 1.52m)

BEDROOM ONE  
12'5 x 11'0 (3.78m x 3.35m)

EN-SUITE SHOWER  
10'8 x 3'9 (3.25m x 1.14m)

BEDROOM TWO  
12'5 9'0 (3.78m 2.74m)

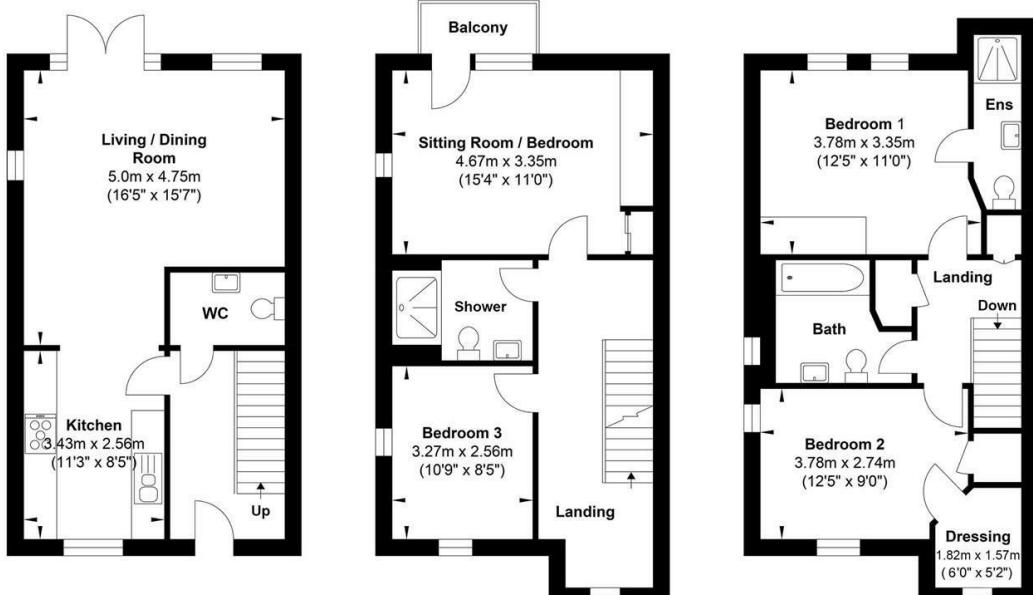
FAMILY BATHROOM  
8'9 x 7'0 (2.67m x 2.13m)

TWO CAR PARKING SPACES

SECLUDED COURTYARD GARDEN

WALKING DISTANCE TO  
CHELMSFORD STATION

EXCLUSIVE MEWS DEVELOPMENT



**Ground Floor**

**First Floor**

**Second Floor**

**Gross Internal Floor Area : 124.91 m<sup>2</sup> ... 1344.52 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Energy Efficiency Rating**

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 78      | 81                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.



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