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For Sale



Hornbeam Close, Moulsham Lodge, Chelmsford, CM2 9LW

Hornbeam Close is a highly sought after turning of similar style properties to the South of town on the Moulsham Lodge development. This particular property has been substantially extended and now affords in our opinion impressive accommodation throughout. There is ample off street parking to the front with an attached garage, whilst to the rear is a west facing garden which offers a large degree of privacy. There are local amenities close by, whilst Chelmsford City centre and its mainline station are each within an easy drive. Viewing is strongly advised.



4 Bedroom(s)



2 Reception(s)



2 Bathroom(s)

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RECEPTION HALL 5.21m (17'1) x 2.62m (8'7)

'L' shaped with stairs rising to the first floor with small under stairs storage cupboard, further larger walk-in storage cupboard, radiator, doors to

SITTING ROOM 5.21m (17'1) x 3.28m (10'9)

Coving to ceiling, double glazed bay window to front, bi-fold doors opening onto

FAMILY ROOM 5.84m (19'2) x 5.72m (18'9) > 16'8

A particularly impressive room, perfect for entertaining with a part vaulted roof line, inset spot lights, full length windows overlooking the garden, French style doors opening onto the terrace.

STUDY 3.18m (10'5) MAJORITY x 3.12m (10'3) + RECESS

Coving to ceiling, square bay window to front, radiator.

KITCHEN 4.34m (14'3) x 4.27m (14')

Inset spot lights, comprehensive range of cream coloured wall and base level units, roll edge worktops, inset single drainer sink unit, four ring electric hob with oven beneath, integrated dishwasher, integrated fridge, large glazed dresser unit to one wall (likely to remain), central island, French style doors opening onto the garden.

UTILITY 2.44m (8'0) x 1.65m (5'5) + RECESS

Wall and base level units with roll edge worktops over, inset single drainer sink unit with mixer tap, space for washing machine, tumble dryer and fridge freezer, cupboard housing boiler, door to

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side, modern w.c, wash hand basin with cupboard under and mixer tap.

FIRST FLOOR LANDING 6.3m (20'8) x 2.03m (6'8) MAJORITY < 8'

A vast space possibly of multiple use, coving to ceiling, double glazed window to side, loft access, storage cupboard, radiator, doors to

BEDROOM ONE 4.32m (14'2) x 4.27m (14')

Coving to ceiling, double glazed window to rear overlooking the garden, radiator, door to

EN-SUITE 2.62m (8'7) x 1.65m (5'5)

Obscure double glazed window to rear, modern suite comprising shower unit with glazed screen, modern w.c, built in wash hand basin and drawer under, heated towel rail.

BEDROOM TWO 4.34m (14'3) x 3.05m (10') > 8'8"

Double glazed window to front, over stairs cupboard, radiator.

BEDROOM THREE 3.66m (12') > 10' x 3.2m (10'6) MAJORITY

Coving to ceiling, double glazed windows to front and side, fitted wardrobes and low level drawer units, radiator.

BEDROOM FOUR 3.86m (12'8) > 9'5" x 2.62m (8'7)

Coving to ceiling, double glazed window to front, radiator.

SHOWER ROOM

Obscure double glazed window to side, modern suite comprising shower unit with glazed screen, wash hand basin with mixer tap and cupboards under, modern w.c with full and half flush, heated towel rail, part tiling to walls.

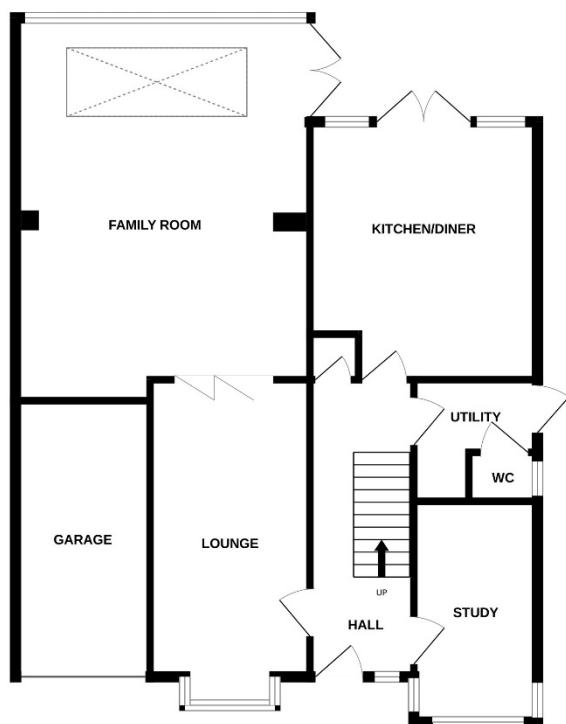
GARAGE & PARKING

As mentioned previously the property offers ample off street parking to the front which in turn leads to an integral garage.

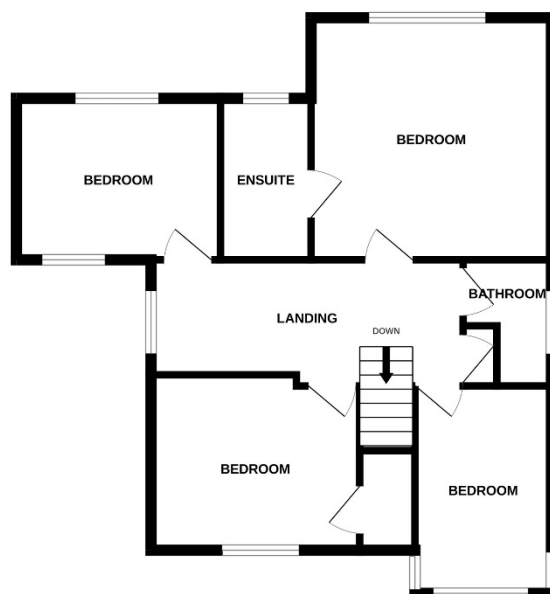
GARDEN

To the rear there is a very attractive and west facing garden which offers a large degree of privacy. There is a good size patio leading directly from the kitchen and the family room with a further raised decked area to the far left corner. The remainder of the garden is mostly laid to lawn.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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EPC RATING: D
COUNCIL TAX BAND: F
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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