

# HOME



## Old Moulsham Guide Price £925,000 4-bed detached house

## York Road

Positioned within one of Old Moulsham's most sought after and established streets is this detached family home offering an impressive 2,127 SQ FT of versatile accommodation, presenting an exceptional opportunity for growing families seeking space, convenience in a cul-de-sac where properties rarely become available. While the property would benefit from some modernisation, it provides the perfect canvas for buyers looking to personalise and potentially remodel a home to their own tastes and requirements over time. This individual one off build was carefully designed and constructed by the current sellers with a noticeable design feature around space and light. This home has four reception rooms, four double bedrooms and three bath/shower rooms. Outside, there is a driveway providing off road parking for multiple vehicles and a detached double garage. Whether creating dedicated home-working spaces, playrooms, or formal and informal living areas, the layout readily adapts to the needs of modern family living and working needs.

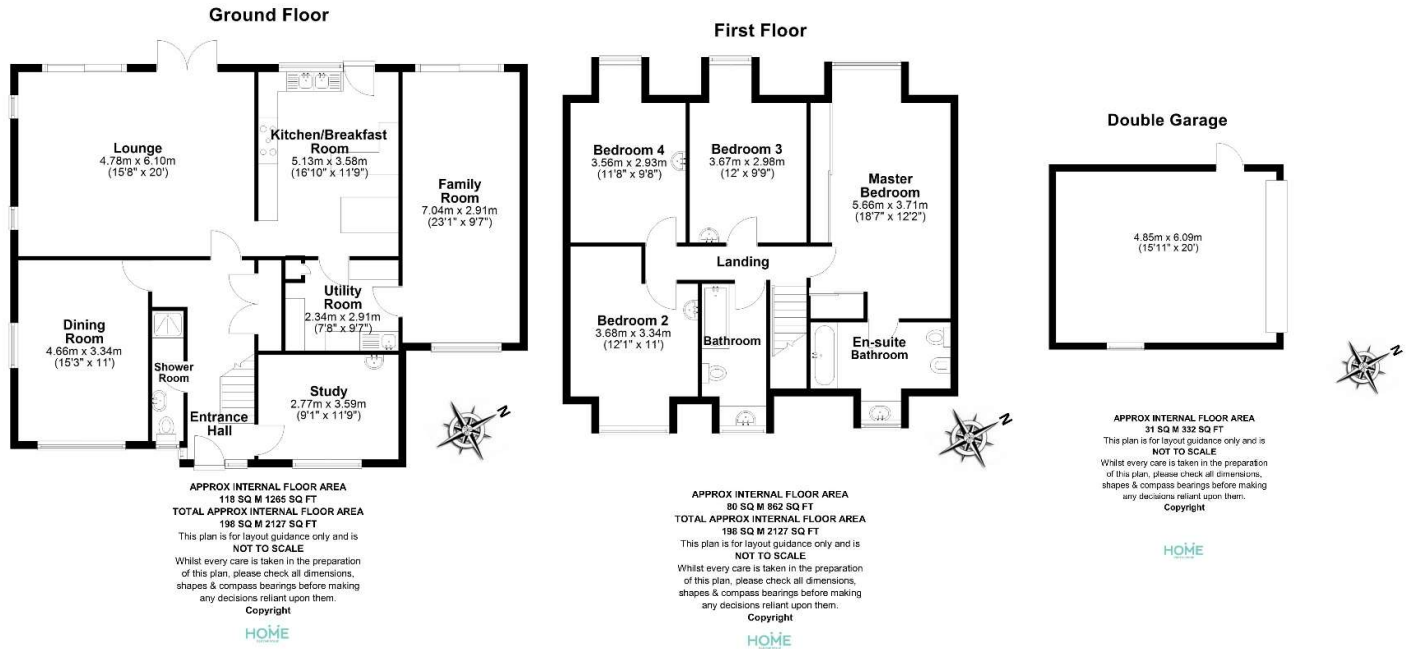
York Road is a quiet cul-de-sac located in the sought after Old Moulsham area, just a short walk from the High Street and railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has an extensive selection of 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 a short walk away 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.

Old Moulsham  
88 Moulsham Street  
Essex CM2 0JF

Sales  
01245 344 644  
Lettings  
01245 253 377  
Mortgages  
01245 253 370

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

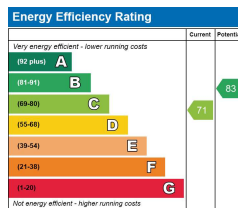
## Floor Plans



## Features

- No onward chain
- Walking distance of the High Street & railway station
- Near by sought after schools
- Four reception rooms
- Four double bedrooms
- Three bath/shower rooms
- Double garage & driveway
- Sought after cul-de-sac location
- Good access to the A12 & A414
- In need of some modernisation

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

The Council tax for this property is band G with an annual amount of £3,613.05.

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.

