



Marlborough Terrace Marlborough Road, Chelmsford

Guide Price £650,000

Marlborough Terrace

Marlborough Road

This substantial four-double-bedroom modern terraced townhouse offers versatile three-storey living beautifully decorated throughout, making it an excellent family home in highly sought-after Old Moulsham.

The ground floor opens via a spacious entrance hall with tiled flooring, leading to a cloakroom and a versatile front-facing living room currently used as a home office. To the rear, the kitchen/dining room features premium granite work surfaces, integrated appliances, and double doors opening onto the garden, complemented by a separate utility room with additional sink, storage and laundry plumbing.

Moving upstairs, the first floor hosts an impressive main reception room complete with a feature fireplace and a Juliet balcony overlooking the garden. This level also features the luxurious principal bedroom, which benefits from built-in wardrobes and a sleek ensuite wet room. The final three double bedrooms occupy the second floor, where bedroom two enjoys its own private ensuite shower room, while the remaining bedrooms share a contemporary family bathroom featuring a panel-enclosed bath.

Outside: The generous and private rear garden commences with a block-paved patio that transitions into a low-maintenance artificial lawn, all securely enclosed by timber fencing and a rear gate which provides an enclosed private parking space for one vehicle.





Marlborough Terrace Marlborough Road

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- Four double bedroom modern terraced town house
- Moments from vibrant Moulsham Street offering an array of independent restaurants, bars and eateries
- Impressive first floor reception room
- Three fabulous floors of flexible living
- Generous sized garden
- Downstairs cloakroom
- Spacious kitchen/dining room
- Excellent transport links
- Three attractive bathrooms
- Utility room

Location: The property occupies a prime position just a short stroll from Moulsham Street's vibrant mix of eateries, pubs, and coffee shops, as well as Chelmsford city centre's extensive High Street shopping and John Lewis department store. Families will benefit from close proximity to excellent local parks like Central Park and Oaklands House, outstanding primary and secondary schools—including the highly acclaimed King Edward VI and Chelmsford County High grammar schools—and Chelmsford mainline station, which sits under a mile away and connects commuters to London Liverpool Street in approximately 35 minutes.

Important Information:

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

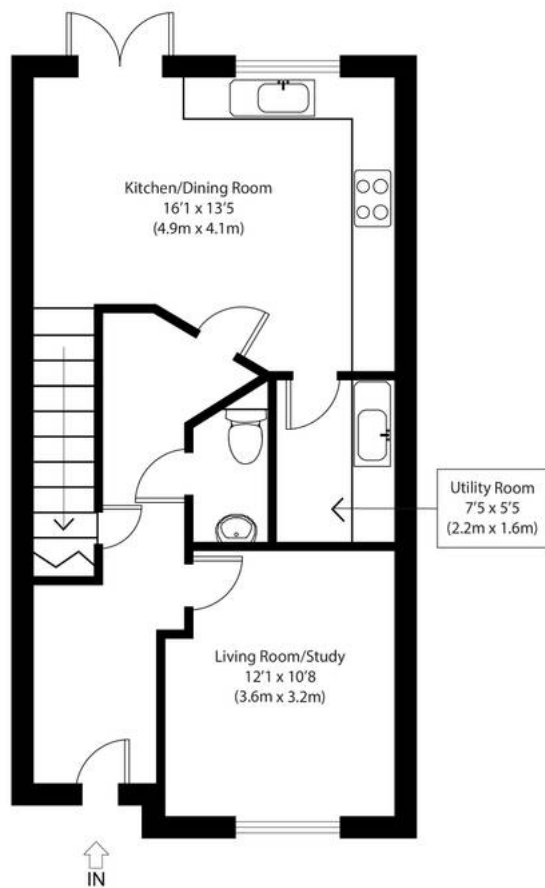
Council Tax Band - F & **EPC Rating** - C



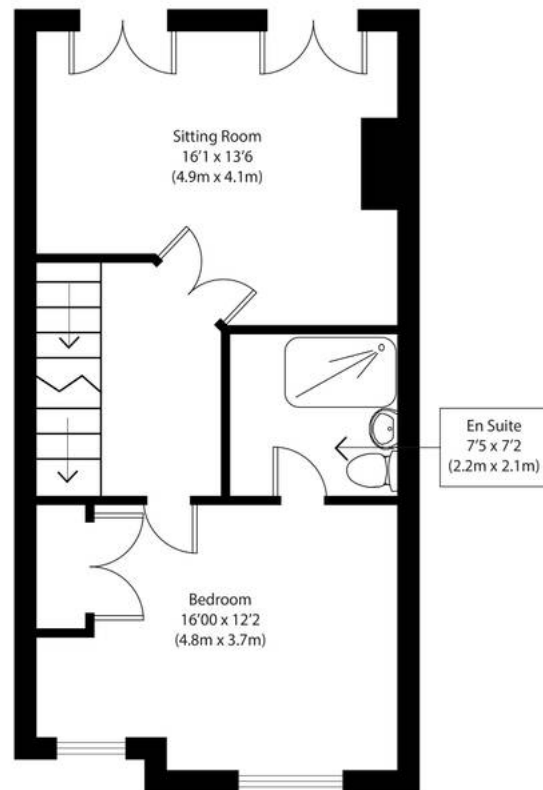




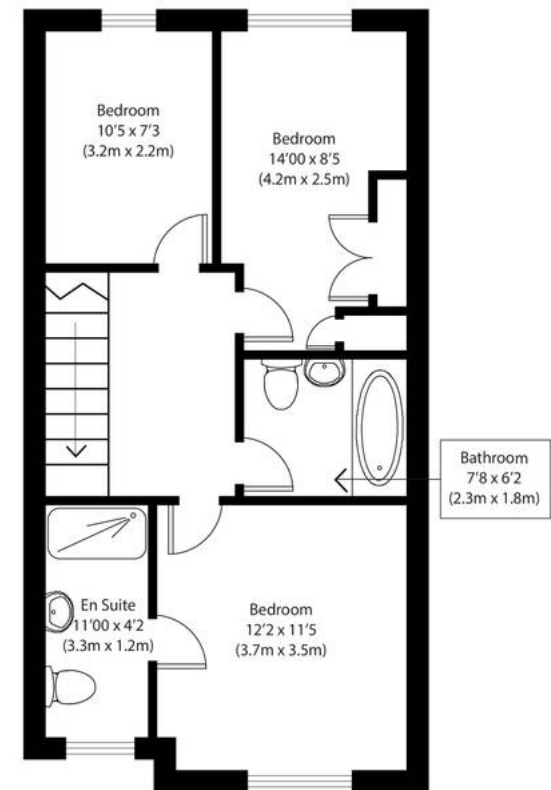




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
1575 sq ft (146 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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