

PERIOD HOMES

Upper Roman Road, Chelmsford. CM2 0EX

Guide Price £600,000 – £650,000

Victorian charm meets modern living in the heart of Old Moulsham.

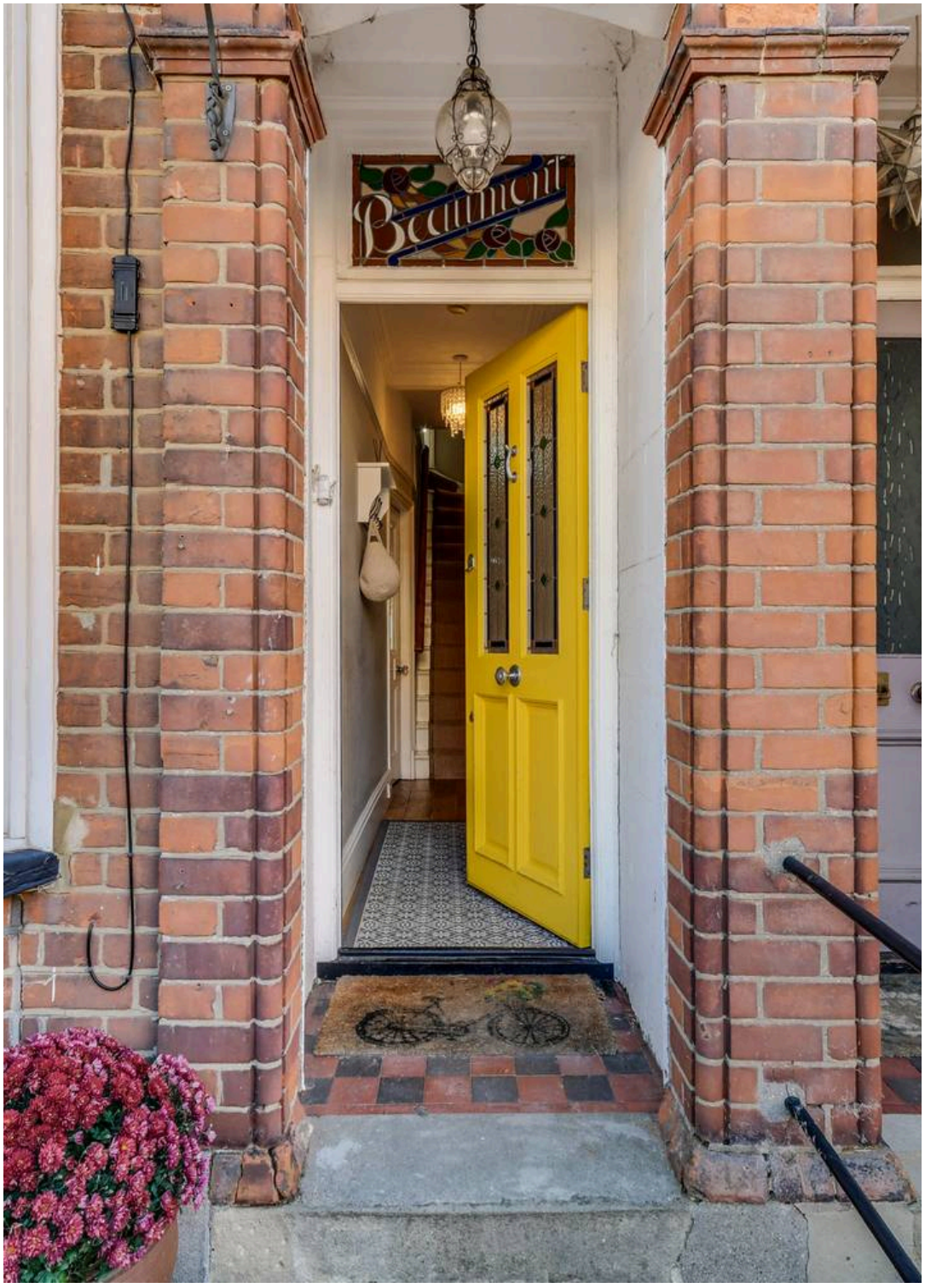
Offered with a guide price of £600,000- £650,000.

This attractive red-brick home effortlessly combines period character with contemporary comforts, offering generous and versatile accommodation across three floors. With three double bedrooms, three reception rooms, a modern kitchen and a cleverly converted loft providing a dedicated home office, this is a home designed for both family life and entertaining. A rear extension adds further living space, while the delightful south-east facing garden provides a lovely outdoor retreat.

Positioned within one of Chelmsford's most desirable residential neighbourhoods, the property enjoys an enviable location just south of the city centre. The historic Moulsham Street is only a few minutes' walk away, offering an eclectic mix of independent boutiques, bakeries, cafés and restaurants. Chelmsford's mainline railway station, vibrant city centre and the beautiful open spaces of Central Park are also within easy walking distance, making this an ideal setting for those seeking character, convenience and a wonderful sense of community. Stepping inside, a welcoming hallway leads to a charming front lounge featuring an attractive fireplace, creating a cosy space to unwind. A separate dining room offers the perfect setting for family meals and entertaining, flowing through to a stylish modern kitchen. Beyond, the thoughtfully extended rear reception room provides additional versatile living space, with doors opening directly onto the garden. A practical utility room and ground-floor WC complete the accommodation on this level.

The first floor offers two generous double bedrooms, including the main bedroom, alongside a spacious, contemporary family bathroom. A further staircase leads to the converted loft, where a third double bedroom and separate home office provide excellent flexibility for growing families or those working from home.

Outside, the south-east facing rear garden features a patio, useful storage and convenient side access. To the front, traditional tiled paving adds to the home's kerb appeal. The property is also well positioned for local schooling, with catchment eligibility subject to confirmation with Essex County Council. On-street resident parking permits are available at £26 per permit annually, with up to two permits and additional visitor permits available.



- Charming Victorian home in the heart of sought-after Old Moulsham
- Three double bedrooms plus a separate home office
- Three versatile reception rooms with a stylish modern kitchen
- Moments from Moulsham Street, Central Park and Chelmsford Station

Upper Roman Road

Chelmsford. CM2 0EX

Combining timeless Victorian charm with modern comforts, this delightful three-bedroom home offers spacious, versatile living in the heart of sought-after Old Moulsham. With three reception rooms, a dedicated home office and a lovely south-east facing garden, it's perfectly suited to family life and entertaining. Just moments from Moulsham Street, Chelmsford city centre and the mainline station, this is a wonderful opportunity to enjoy characterful living in an exceptional location. **An absolute must-view to fully appreciate all this charming home has to offer!**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Anti-Money Laundering Checks and Legal Support:
A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).

















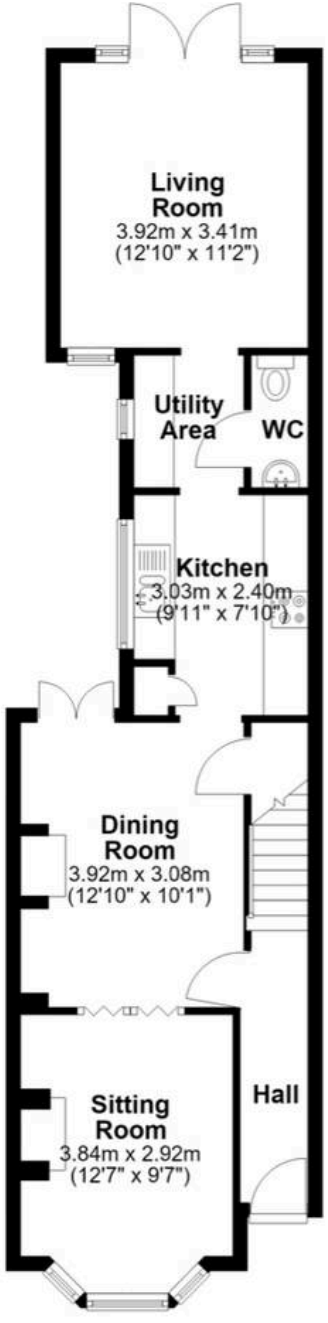








Ground Floor



First Floor

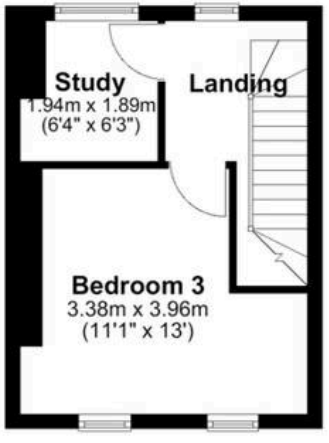


Approximate Internal Floor Area

Total 113 SQ M 1214 SQ FT
This floor plan is for guidance to layout only and is NOT TO SCALE.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Second Floor



PERIOD HOMES

efficient property marketing

About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

Get In Touch

Browse Properties

Contact Us
01277 288000

Our Website
periodhomes.co.uk

Our Address
Eaton House
High Street
Ingatestone
CM4 9DW





PERIOD HOMES

Psst... Have you heard of discreet marketing?

Many people lose out on their dream home to someone in a better position.

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let us find you a buyer without any advertising or pressure and without the neighbours knowing.

Your secret is safe with us....

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