

oakheart



£1,150,000

Plot 2 Moulsham Green View, Chelmsford

Positioned within an exclusive, private development and enjoying views across the prestigious Chelmsford Golf Club, Plot 2 Moulsham Green View is a beautifully designed detached bungalow that exemplifies modern luxury and effortless style. Entered via a private road this property features a high-specification Shaker-style kitchen with integrated Siemens appliances, elegant 30mm quartz worktops, and a Quooker boiling water tap for ultimate

convenience. The living spaces are finished with Amtico flooring, solid oak doors, and contemporary tiling, all complemented by full underfloor heating throughout for year-round comfort.

Enjoy seamless indoor-outdoor living with a private landscaped garden and a dedicated EV charging point, perfect for sustainable living. High-speed fibre broadband

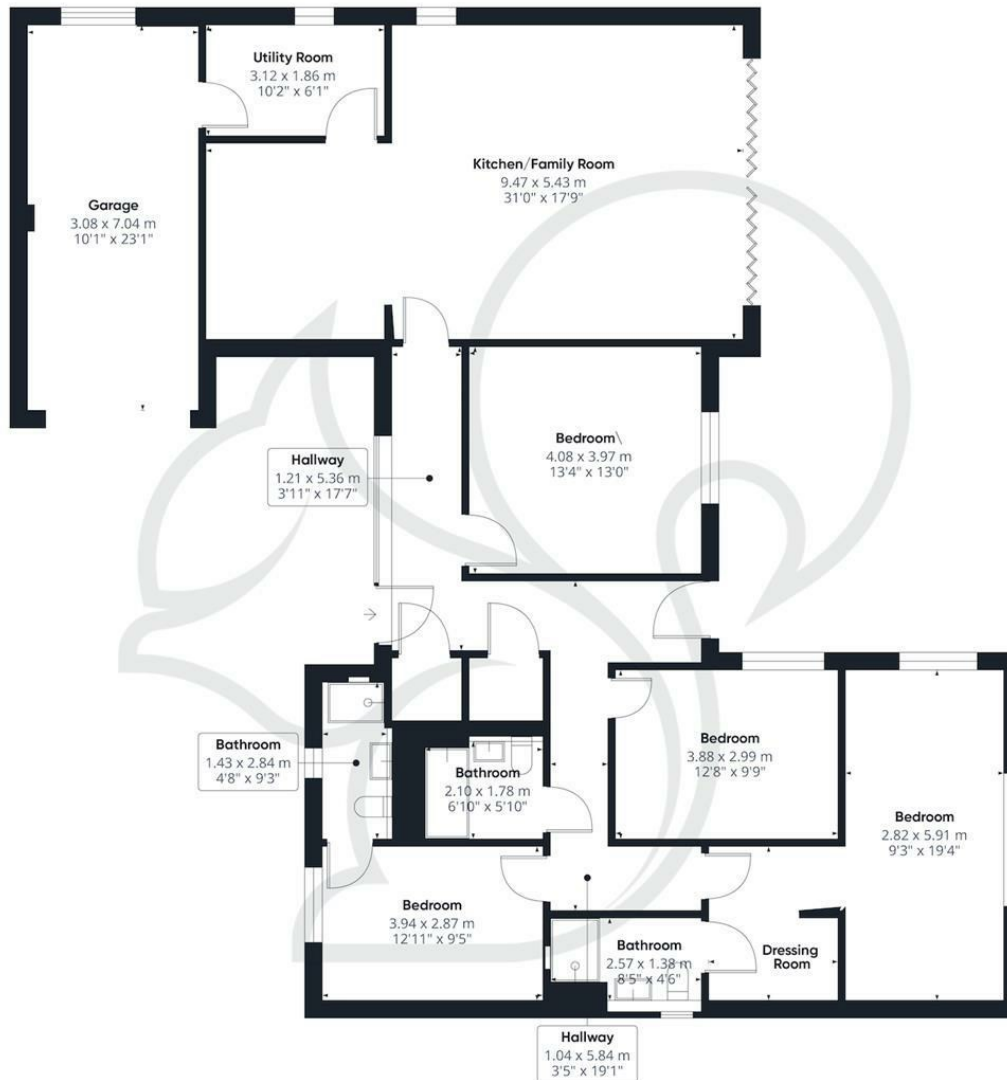
ensures you stay connected, while the thoughtfully designed layout offers both privacy and flexibility. With its blend of timeless craftsmanship and cutting-edge technology, Plot 2 delivers an exceptional lifestyle in one of Chelmsford's most sought-after locations.











Local Authority:  
Chelmsford City Council

Tenure:  
Freehold

Council Tax Band:  
New Build

#### Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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