



Old Moulsham
Guide price £600,000
3-bed semi detached house

Lynmouth Avenue

Situated in the highly sought after Old Moulsham area of Chelmsford, this beautifully extended and thoughtfully remodelled 1930s semi detached home perfectly combines timeless character with contemporary family living. At the heart of the home is an impressive open-plan kitchen, dining and family room, offering an abundance of space for everyday living and entertaining, designed with modern indoor-outside living in mind with large bi-folding doors. There is a separate lounge with a charming open fireplace, utility room and separate study, three bedrooms and a family bathroom. Outside, there is a driveway to front for two vehicles, side storage space perfect for housing the recycling, space for potted plants and to grow vegetables, the rear garden has a large patio leading on to a lawned garden. An internal viewing is the only way to fully appreciate the quality of accommodation and lifestyle on offer.

Lynmouth Avenue is 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

Floor Plans

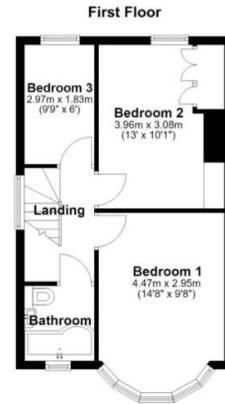


APPROX INTERNAL FLOOR AREA
72 SQ M 773 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
110 SQ M 1185 SQ FT

This plan is for layout guidance 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
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APPROX INTERNAL FLOOR AREA
38 SQ M 412 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
110 SQ M 1185 SQ FT

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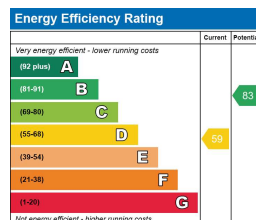
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Features

- Beautifully extended & remodelled
- Cloakroom
- Lounge with open fire place
- Study
- Open plan kitchen/diner/family room
- Utility room
- Three bedrooms
- Driveway for two vehicles
- Walking distance of the High Street & railway street
- Sought after Old Moulsham

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band D is the council tax band for this property with an annual amount of £2,256.84.

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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.

