



Edward Drive, Moulsham Lodge, Chelmsford, Essex, CM2 9ER

Council Tax Band D (Chelmsford City Council)



£425,000 Freehold

Bond Residential is thrilled to present this beautifully maintained semi-detached family home, nestled in the sought-after Moulsham Lodge area. This delightful property has been thoughtfully improved by the current owners, offering a perfect blend of comfort and modern living.

As you step inside, you are greeted by a welcoming entrance hall that leads into a spacious lounge/diner. The lounge/diner is a perfect space for family gatherings, featuring a sliding patio door that opens up to the rear garden, allowing natural light to flood the room and providing a seamless indoor-outdoor living experience. The fitted kitchen is a chef's dream, boasting a range of contemporary storage cupboards, ample worktop space, and integrated appliances that make meal preparation a joy. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a cosy retreat for family members. The family shower room is equipped with underfloor heating and a modern white suite, ensuring a fresh and stylish space for your daily routines. The exterior of the property is equally impressive. A driveway provides convenient off-road parking, while double gates offer side access to the expansive rear garden. This outdoor haven features an extensive lawn, perfect for children to play or for hosting summer barbecues. At the far end of the garden, you will find a charming timber decking area, ideal for relaxing with a book or enjoying a cup of tea. The garage provides useful storage.

LOCATION

Moulsham Lodge is located on the sought after south side of Chelmsford and is hugely popular with homebuyers as it offers a range of local amenities and a regular bus services to the city centre. Moulsham Lodge offers local infants and junior schools as well as Moulsham High school.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

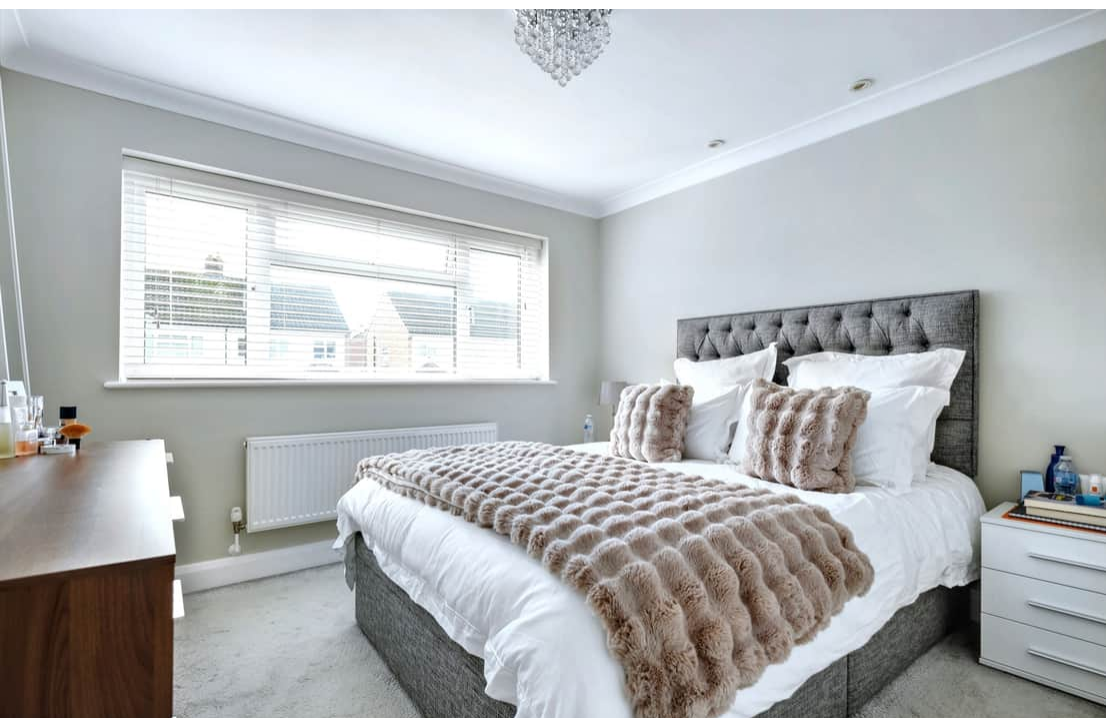
Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the recently refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

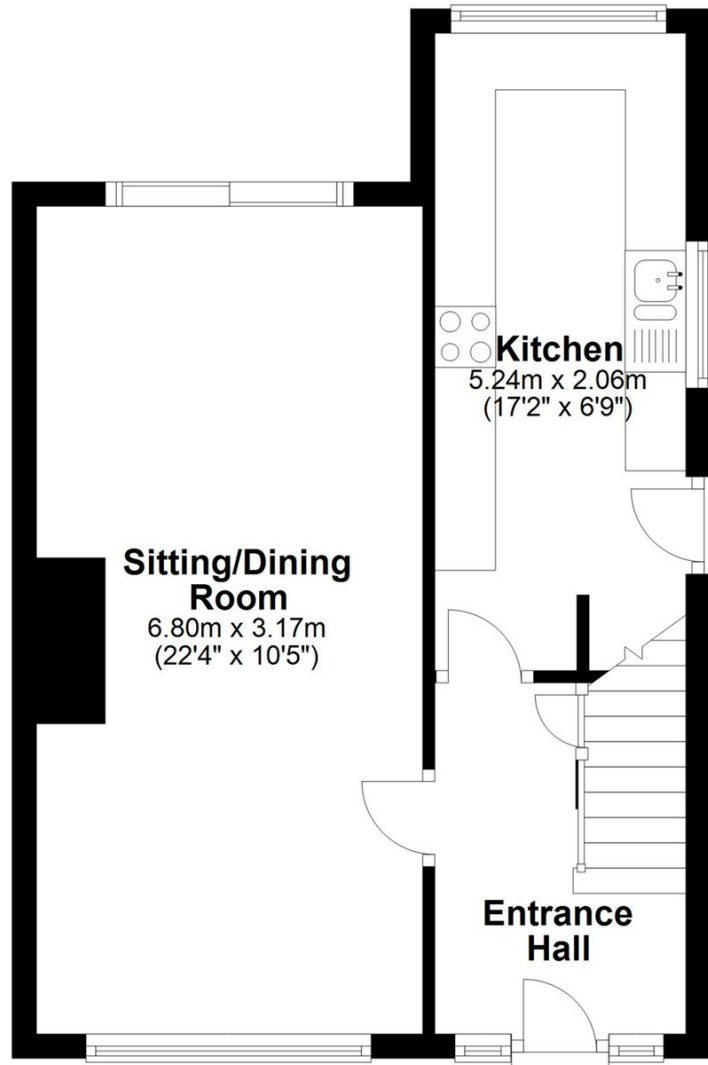
- Semi Detached Family Home
- Fitted Kitchen
- Shower Room with Modern White Suite
- Driveway Parking
- Potential To Extend (Subject To Planning Approval)
- Lounge/Diner
- Three Bedrooms
- Gas Central Heating
- Good Size Rear Garden
- Sought After Moulsham Lodge Development



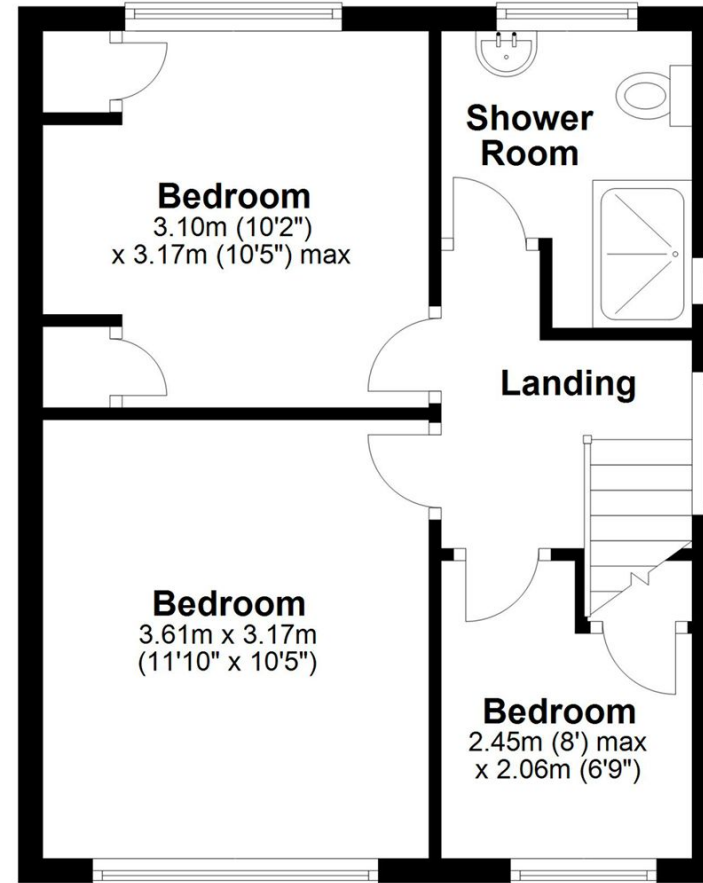




Ground Floor



First Floor



Total area: approx. 75.5 sq. metres (812.7 sq. feet)

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