



Moulsham Drive, Old Moulsham, Chelmsford, CM2 9PY

Council Tax Band D (Chelmsford City Council)

 2  3  1

Guide Price £575,000 - £600,000 Freehold

ACCOMMODATION

This 1930's style semi detached family home has been extended and remodelled by the current homeowners to perfectly infuse the practicalities of modern day living with the character of the age of the property. Features such as the externally insulated render give the property a fresh, clean kerb appeal whilst also boosting the day to day efficiency of the home, the driveway benefits from an EV charging point so those purchasers with an electric vehicle can simply move in and charge instantly! The rear extension to the property has allowed the owners to create an open plan kitchen/dining/family room which has become the hub of the house and a great place for entertaining and socialising, the addition of the bi fold doors and composite decking area means that the inside and outside seamlessly combine during the summer months. The addition of a utility room enables the working element of day to day living to be hidden away.

The accommodation of this family home comprises an entrance hall, living room with bay fronted window double doors lead to a separate sitting room which in turns opens up to the open plan kitchen/dining/family room with fitted kitchen and feature central island, the bi fold doors and velux style windows throw in an abundance on natural light, a practical utility room and cloakroom complete the ground floor. To the first floor there are three bedrooms comprising two double bedrooms and a single, the family bathroom features a white suite. Externally the property benefits from offering a block paved driveway to the front providing off road parking for numerous vehicles. The southeast facing rear garden is approximately 80' in length and comprises a composite decking area and lawn.

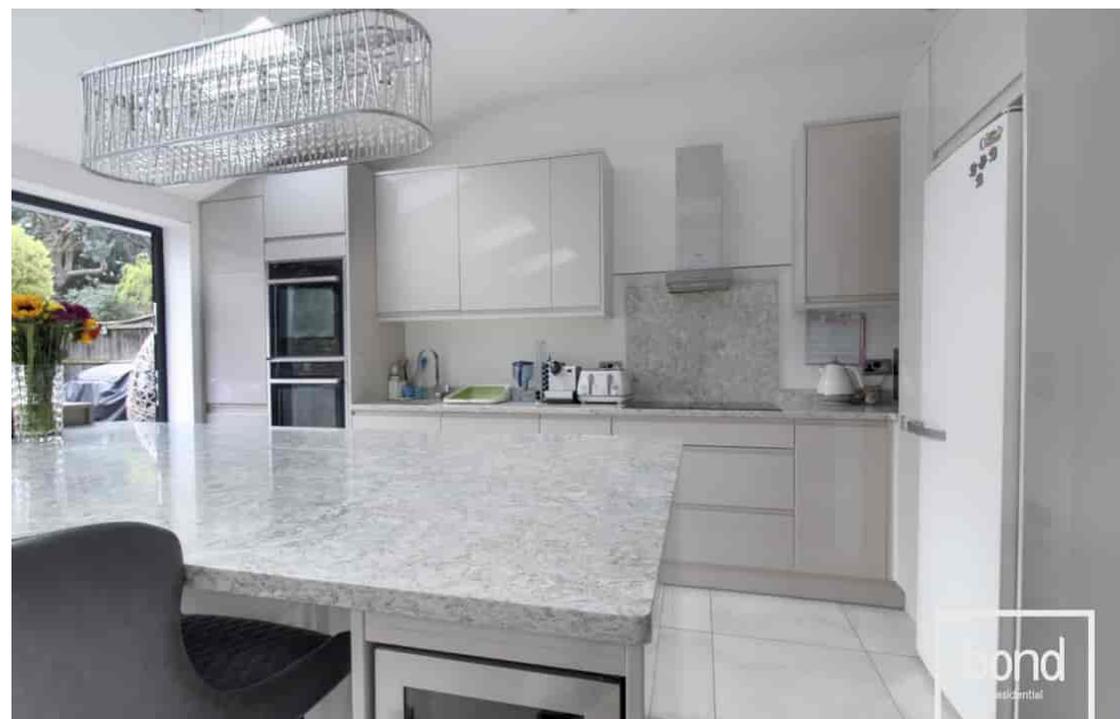
LOCATION

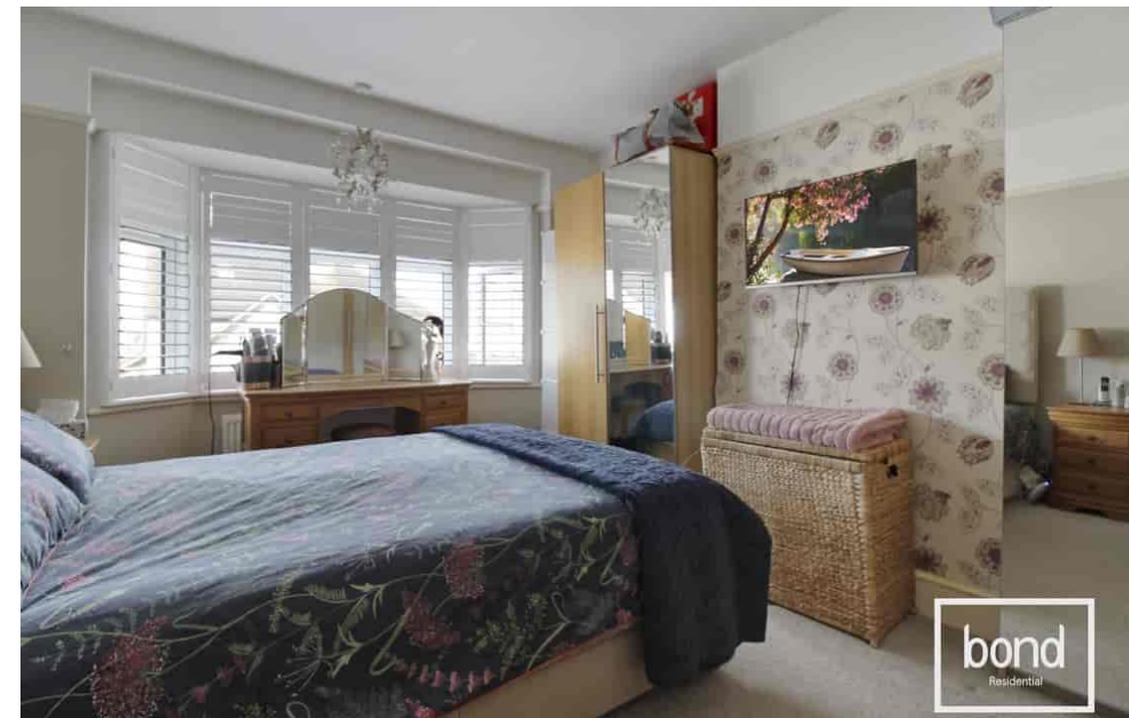
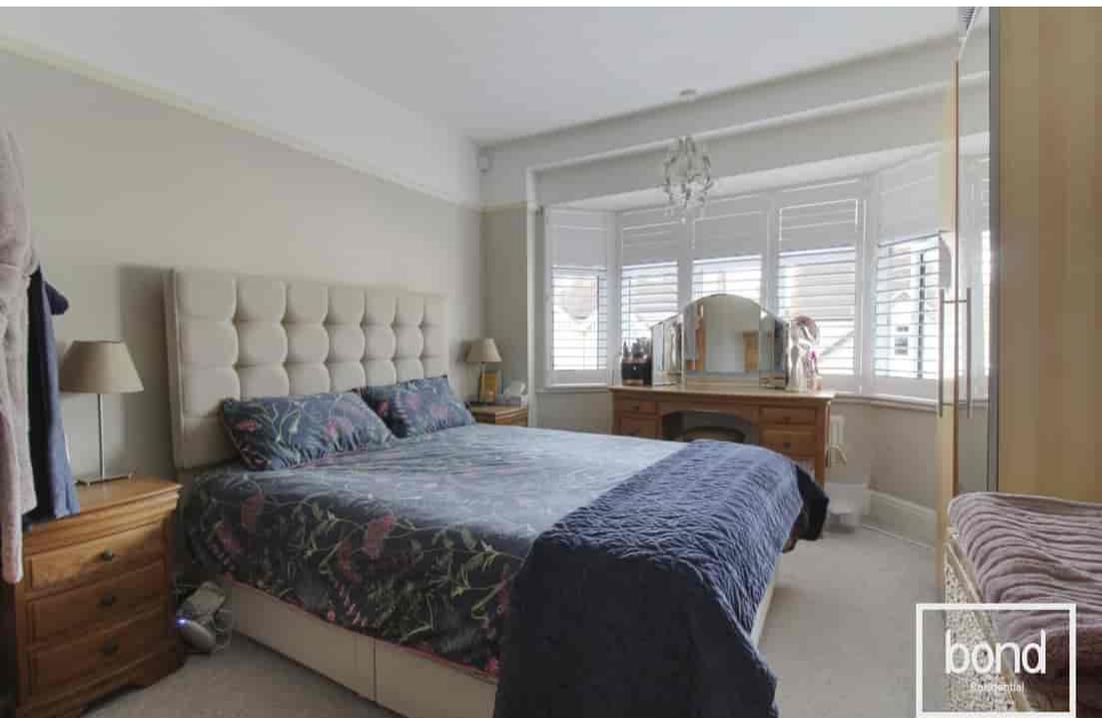
Old Moulsham, a historic and picturesque area located in the heart of Chelmsford. This charming neighbourhood is known for its stunning period homes, tree-lined streets, and friendly community atmosphere. The area is home to a mix of families, professionals and retirees, and offers a fantastic quality of life. The village-like feel of Old Moulsham is enhanced by a range of independent shops, cafes and restaurants. Old Moulsham boasts a range of architectural styles, from quaint Tudor cottages to grand Georgian townhouses, all steeped in history and character. The local church, St John the Evangelist, is a stunning example of Victorian architecture and a focal point of the community. For those who enjoy the outdoors, Old Moulsham has plenty to offer. The area is surrounded by beautiful parks and green spaces, including Oaklands Park, which boasts tennis courts, a children's playground, and a small cafe within Chelmsford Museum which also within the grounds.

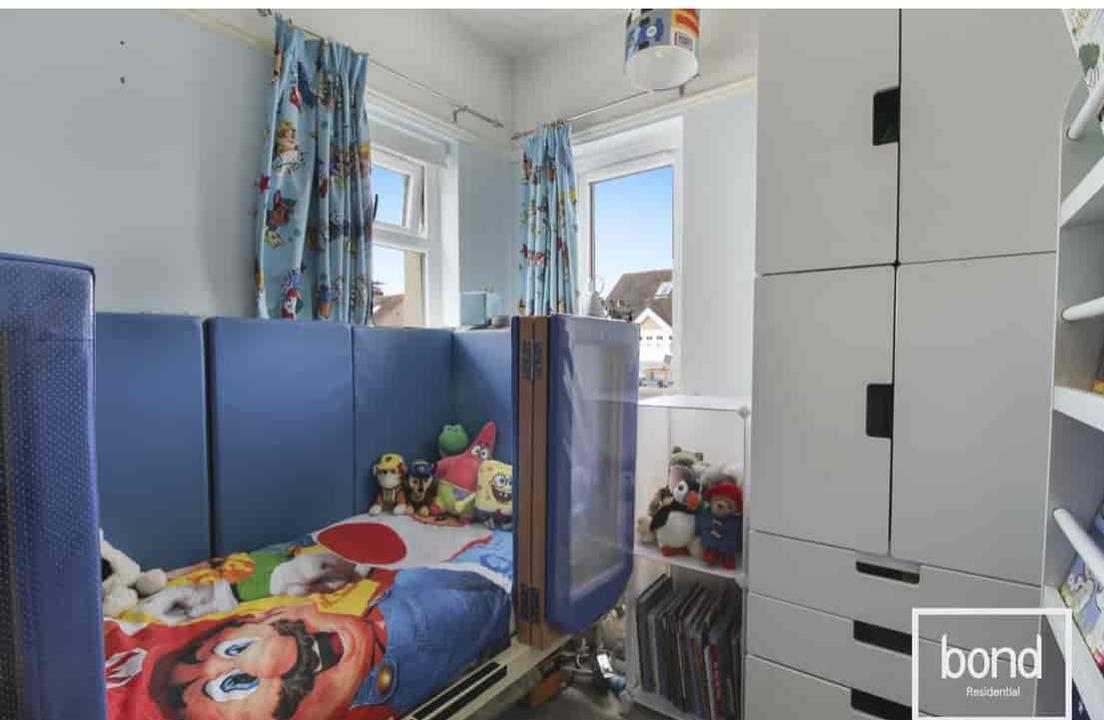
Old Moulsham is also conveniently located for commuters, with Chelmsford train station just a short walk away, providing fast and frequent services to London Liverpool Street, making it an ideal location for those looking for easy access to the capital. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain 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.

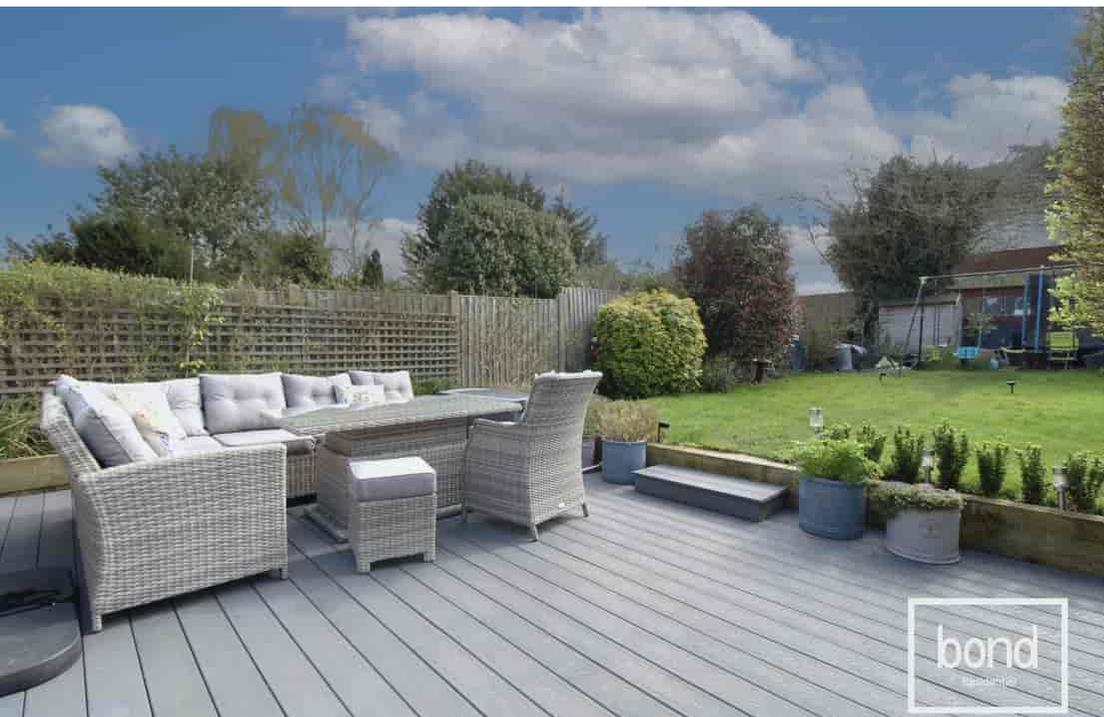
For families, there are two sought after infant schools, Moulsham Junior school and Moulsham High School, there is a selection of private schools within walking distance of Old Moulsham as well being conveniently located within access of Chelmsford's two grammar schools. Overall, Old Moulsham is a delightful and highly sought-after area, offering the perfect blend of history, community, and convenience.

- **Extended & Remodelled 1930's Style Semi Detached Family Home**
- **Open Plan Kitchen/Dining/Family Room**
- **Cloakroom**
- **Bathroom With Modern White Suite**
- **Driveway To Front With EV Charging Point**
- **Two Reception Rooms**
- **Utility Room**
- **Three Bedrooms**
- **80' Southeast Facing Rear Garden**
- **No Onward Chain**

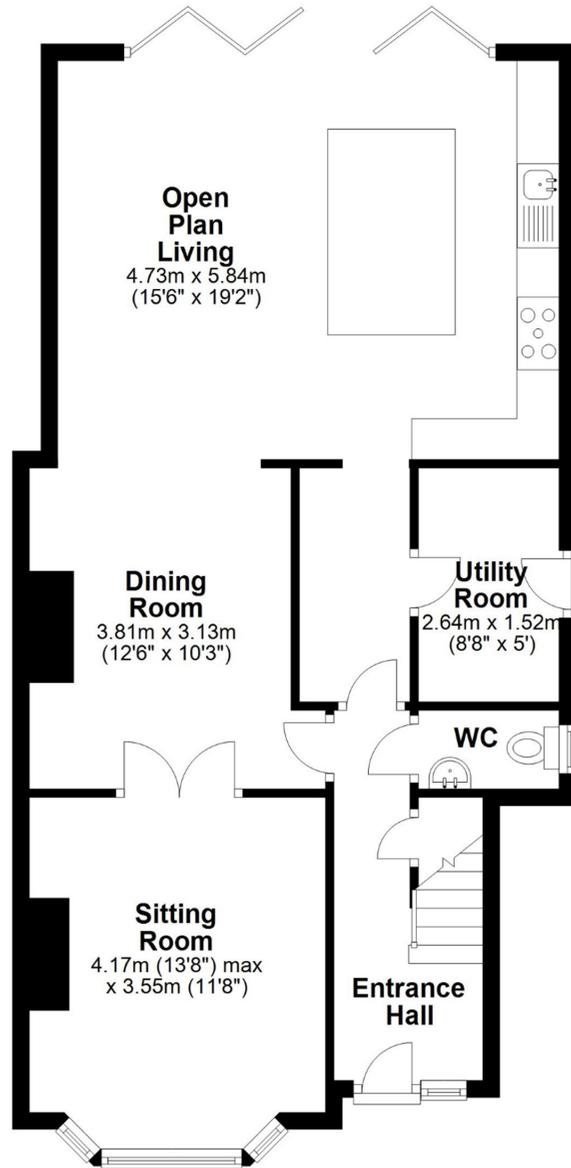






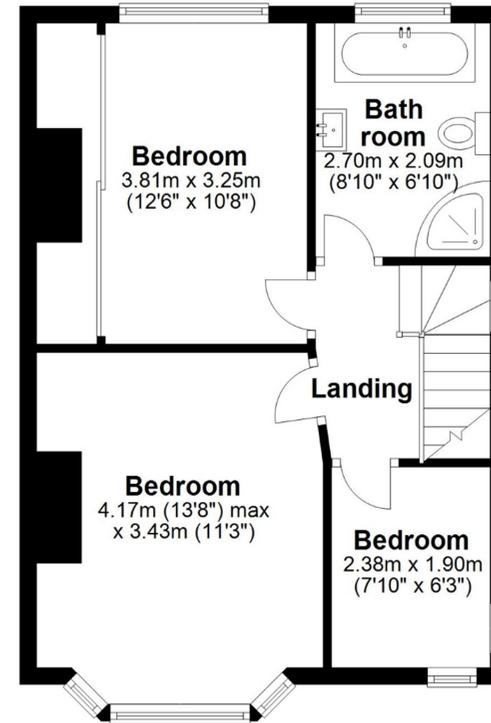


Ground Floor



APPROX INTERNAL FLOOR AREA 117 SQ M (1260 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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First Floor



78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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