



# 10 Moulsham Chase, Chelmsford, Essex, CM2 0TB

- Detached House
- Four Bedrooms
- En-Suite Shower Room
- Two Reception Rooms
- Fitted Kitchen
- Versatile Accommodation
- Large Plot With Scope For Extension STPP
- Tandem Length Garage
- Sought After Location
- Off Road Parking





## PROPERTY DESCRIPTION

Situated approximately 1.3 miles from Chelmsford's mainline train station and city centre, situated on a 0.12 acre plot is this spacious four bedroom detached family home offering versatile accommodation and scope for extension (STPP) The accommodation is set over two floors and comprises a welcoming entrance hall providing access to a fitted kitchen, two reception rooms and cupboard. To the first floor are four good size bedrooms, an en-suite shower room serves the master bedroom and family bathroom serves the remainder of the bedrooms. There is an additional entrance door providing access to the tandem length garage with access to a cloakroom and through to the internal accommodation, whilst to the rear a timber stair case leads to a lobby located on the first floor, linking through to the master bedroom, this could lend itself to being utilised as a granny annex. The property benefits from off road parking for multiple vehicles, tandem length garage, and sits on a large plot of approximately 0.12 of an acre.

Moulsham Chase is situated within close proximity of a number of local shops and amenities, Chelmsford's city centre offers a wider array of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs, a selection of gyms including the recently refurbished Riverside Ice & Leisure, the nearby Hylands Park estate and Oaklands park provide pleasant open spaces.

Chelmsford's mainline train station is located approximately 1.3 miles from the property which provides a direct service into London Liverpool Street. (Journey time approximately 35 minutes). The A12 is within easy reach which provides access to the M25. Chelmsford is renowned for its educational excellence and the property is situated within close proximity of the Moulsham School campus with infants, junior and senior school, alongside the local schools, Chelmsford offers two of the country's top performing grammar schools, Writtle agricultural college, Chelmsford College and Anglian Ruskin University.





# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

Entrance door leading through to;

## Entrance Hall

Window to side and front aspect, access to living room, dining room, kitchen and a storage cupboard, turning staircase providing access to first floor.

## Dining Room

3.02m x 4.06m (9' 11" x 13' 4")

Bay window to rear aspect.

## Living Room

3.63m x 4.56m (11' 11" x 15' 0")

French doors and windows to rear aspect, exposed brick feature fireplace.

## Kitchen

2.15m x 3.64m (7' 1" x 11' 11")

Window to front aspect, range of matching wall and base units with work surfaces over, inset sink with drainer, space for double oven, integrated fridge, pantry cupboard with feature stained glass window to front aspect.

## First Floor Landing

Window to front aspect, access to family bathroom, bedrooms and an airing cupboard, loft access.

## Bedroom One

3.05m Max x 5.65m (10' 0" Max x 18' 6")

Windows and door to front aspect providing access onto the balcony, windows and access to the rear into a lobby area with stairs leading down to the rear garden. Sliding door providing access into the en-suite shower room.

## En-Suite

0.89m x 2.44m (2' 11" x 8' 0")

Window to rear aspect, low level WC, wall mounted wash hand basin and shower cubicle.

## Bedroom Two

3.64m x 3.32m (11' 11" x 10' 11")

Window to rear aspect, range of fitted wardrobes and bedroom furniture.

## Bedroom Three

3.04m x 3.33m (10' 0" x 10' 11")

Window to rear aspect.

## Bedroom Four

2.07m x 3.14m (6' 9" x 10' 4")

Window to front aspect, fitted wardrobe.

## Family Bathroom

2.38m x 1.66m (7' 10" x 5' 5")

Window to front aspect, low level WC, pedestal wash hand basin, paneled bath.

## Tandem Garage

3.59m x 8.88m (11' 9" x 29' 2")

Windows to front, side and rear aspects, access to the rear garden, range of matching wall and base units with space for utilities, inset sink with drainer, access to;

## Cloakroom

0.94m x 1.66m (3' 1" x 5' 5")

Window to rear aspect, low level WC, wall mounted wash hand basin.

## Exterior

To the front of the property is a gated driveway providing block paved off road parking for multiple vehicles, access is provided to the tandem garage. To the front of the property is an enclosed front garden which is mainly laid to lawn with a selection of mature shrubs.

To the rear is an established garden which commences with a patio area and the remainder mainly laid to lawn with a selection of mature shrubs and trees. To the rear boundary is a selection of vegetable beds.

## Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - E

EPC - TBC

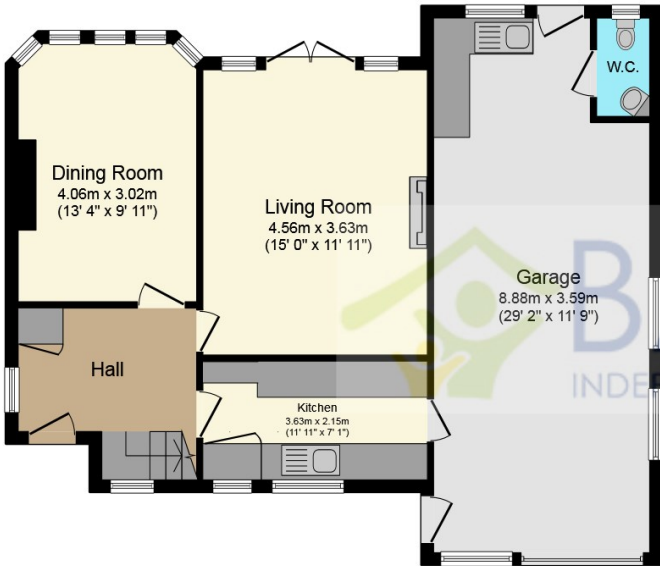
## Viewings

By prior appointment with Balch Estate Agents

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

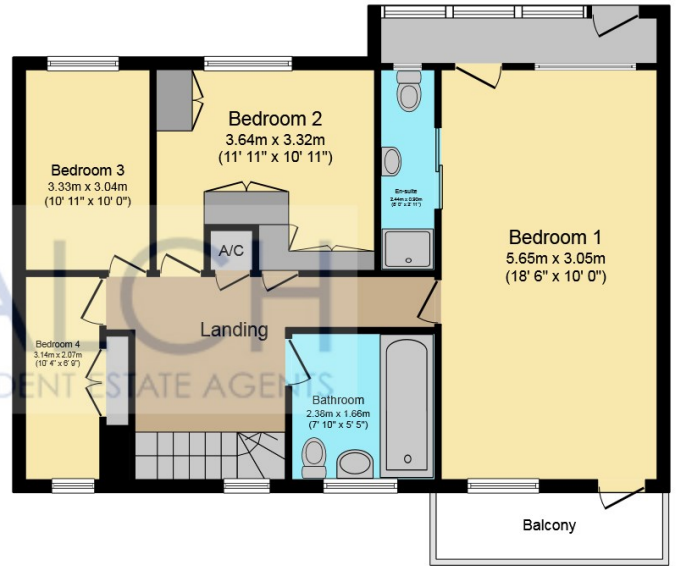


# FLOORPLAN & EPC



## Ground Floor

Floor area 78.9 sq.m. (849 sq.ft.) approx



## First Floor

Floor area 75.3 sq.m. (811 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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