



37 Goldlay Avenue, Chelmsford, Essex. CM2 0TN

Recently refurbished and offered with no onward chain, this beautifully modernised three-bedroom semi-detached home is situated in the highly sought-after Old Moulsham area of Chelmsford (CM2). Extending to approximately 1,133 sq ft including garage, the property has been fully re-wired, re-plumbed and redecorated throughout, with a brand new kitchen, bathroom and Vaillant EcoTEC Plus boiler (7-year warranty).

Future-proofed for loft conversion and rear/side extension potential (STPP), this turnkey home also benefits from a generous rear garden, detached garage and driveway parking.

OIEO £525,000.



£525,000 Freehold

PROPERTY DESCRIPTION

Situated in the heart of Old Moulsham, one of Chelmsford's most desirable and established residential locations, this beautifully refurbished semi-detached home presents a rare opportunity to acquire a fully modernised property with significant future potential.

Old Moulsham is highly regarded for its character, community atmosphere and exceptional convenience. Moulsham Street is just a short walk away and offers an excellent range of independent shops, cafés, restaurants and popular bars. Chelmsford City Centre and Chelmsford Railway Station are also within easy reach, providing direct services to London Liverpool Street in approximately 35 minutes — ideal for commuters. The area is well served by reputable local schooling and is close to Admirals Park, Central Park and riverside walks along the River Chelmer.

This property has recently undergone a complete refurbishment and full rejuvenation programme. Works include:

Full re-decoration throughout

New flooring and carpets

Brand new contemporary kitchen

Newly fitted modern bathroom

Complete re-wire

Full re-plumb

Brand new Vaillant EcoTEC Plus combination boiler with 7-year warranty

Importantly, the electrics and plumbing have been installed with future extension in mind (STPP). Additional feeds have been run into the loft space ready for connection, meaning a loft conversion can be undertaken without affecting the existing plumbing system. The same forward-thinking approach has been applied to the rear and side, allowing for potential rear/side extension — as many neighbouring properties on the road have already completed.

The ground floor offers excellent living space, including a bright bay-fronted lounge and generous dining room, ideal for entertaining. The newly installed kitchen is sleek and contemporary, with modern cabinetry and quality finishes. The conservatory currently functions as a utility area and benefits from power, lighting and washing machine waste plumbing already in place.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom features two wall-mounted bedside lights with integrated USB charging points — a thoughtful modern touch.

Externally, the property enjoys a generous rear garden, patio area, detached garage and driveway parking. An outside WC is also located within the rear garden.

Offered with no onward chain, this is a superb opportunity to secure a fully refurbished home in a premium Chelmsford location, with the added advantage of future-proofed expansion potential.

FEATURES

- Fully refurbished throughout
- Future-proofed for extension & loft conversion (STPP)
- Brand new Vaillant EcoTEC Plus combi boiler
- Three well-proportioned bedrooms & two reception rooms

- Generous rear garden, detached garage & driveway parking
- Prime Old Moulsham location (CM2)
- No Onward Chain



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door. Stairs rising to first floor.
Radiator. Access to principal rooms.

Lounge

3.37m x 3.91m (11'1" x 12'10")
Bright bay-fronted reception room with newly fitted flooring,
radiator and modern décor.

Dining Room

3.78m x 3.55m (12'5" x 11'8")
Spacious reception room with doors opening to
conservatory/utility area. Ideal for family dining and
entertaining.

Kitchen

2.67m x 2.07m (8'9" x 6'9")
Brand new fitted kitchen comprising a range of modern wall
and base units, work surfaces, inset sink unit, integrated
appliances, tiled splashbacks and side access door.

Conservatory / Utility Area

1.83m x 3.96m (6'0" x 13'0")
Overlooking the rear garden. Equipped with power, lighting
and washing machine waste plumbing. Doors opening to
garden.

Landing

Access to loft space, which has been pre-configured with
additional plumbing and electrical feeds ready for potential
conversion (STPP).

Bedroom One

3.78m x 3.89m (12'5" x 12'9")
Spacious principal bedroom with large front aspect window,
radiator, two wall-mounted bedside lights and integrated
USB charging points.

Bedroom Two

3.37m x 3.57m (11'1" x 11'8")
Double bedroom overlooking the rear garden. Radiator.

Bedroom Three

2.28m x 2.05m (7'6" x 6'9")
Ideal single bedroom, nursery or home office.

Family Bathroom

Newly fitted modern suite comprising panel enclosed bath
with shower over, vanity wash hand basin, low level WC,
heated towel rail and contemporary tiling.

Detached Garage

5.12m x 2.64m (16'9" x 8'8")
Up and over door.



MATERIAL INFORMATION

Parking Types: Driveway. Garage. On Street. Permit.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

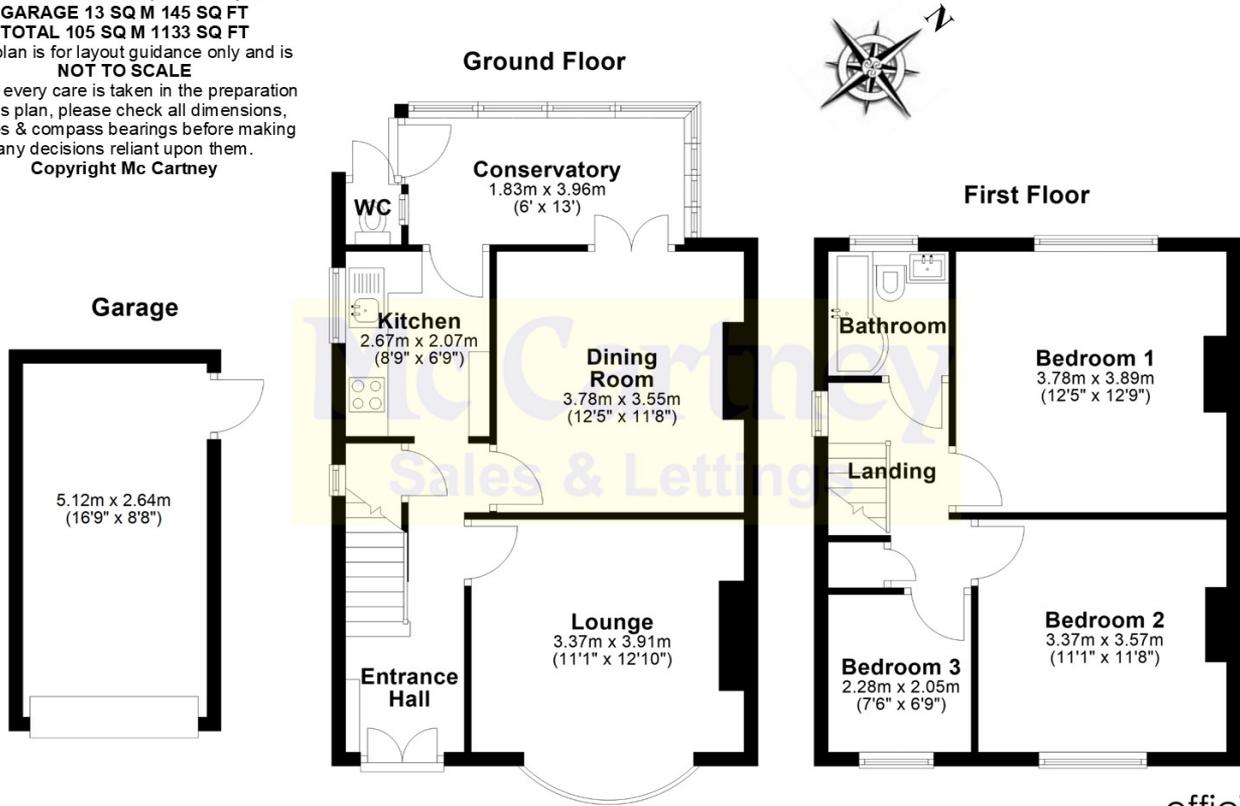


FLOORPLAN

APPROX INTERNAL FLOOR AREA
MAIN HOUSE 92 SQ M 988 SQ FT
GARAGE 13 SQ M 145 SQ FT
TOTAL 105 SQ M 1133 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 reliant upon them.
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