



Lynmouth Avenue, Old Moulsham, Chelmsford, Essex, CM2 0TP

Council Tax Band D (Chelmsford City Council)

 2  4  2

£650,000 Freehold

Bond Residential are delighted to offer for sale this extended semi detached family home situated in the much sought after Old Moulsham area.

The property offers an entrance hall, ground floor WC, lounge with feature fireplace, open plan, sitting/dining room with double doors which overlook and lead to the rear garden and fitted kitchen. To the first floor there are three double bedrooms and a family bathroom. The main bedroom with en-suite shower room can be found on the second floor and completes the internal accommodation. Outside the property benefits from an off road parking space to the front of the house. The 150FT established rear garden is a real feature of this property with an extensive lawn, mature shrubs & tree plus a large timber built storage shed and garage.

## 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 Semi Detached Family Home**
- **Large & established Rear Garden**
- **Four Double Bedrooms**
- **Ground Floor WC**

- **Gas Central Heating**
- **Two Reception Rooms**
- **Two Bathroom/Shower Rooms**
- **Off Road Parking Space To Front**



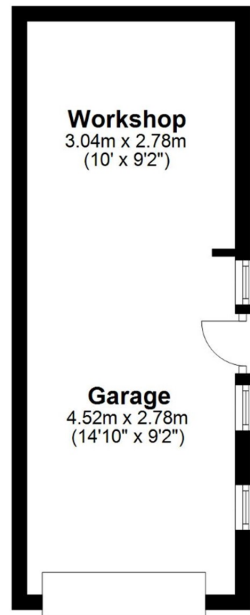




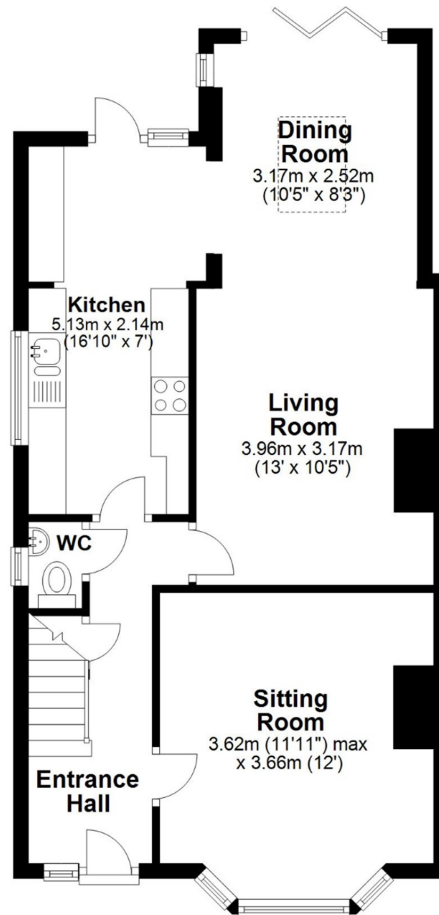




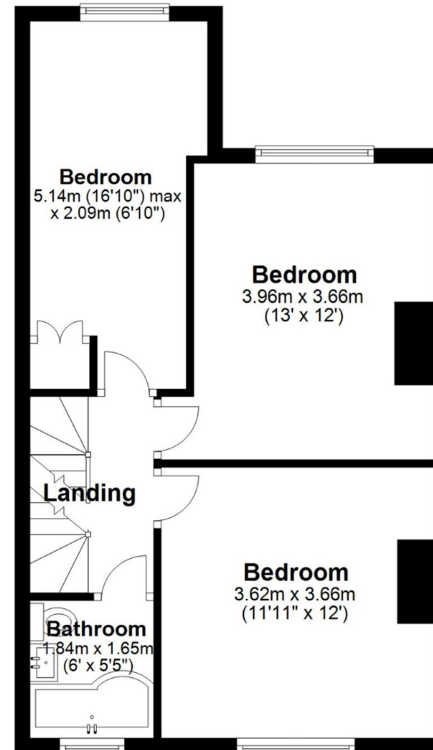
### Outbuilding



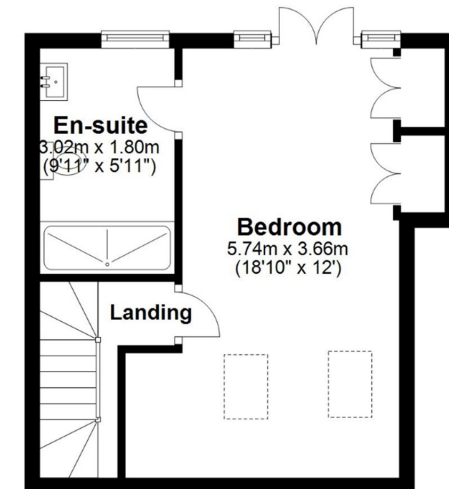
### Ground Floor



### First Floor



### Second Floor



**APPROX INTERNAL FLOOR AREA**  
132 SQ M (1410 SQ FT)  
**OUTBUILDING 21 SQ M (230 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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78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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