

Lady Lane, Old Moulsham, Chelmsford, Essex, CM2 0TJ

Council Tax Band D (Chelmsford City Council)

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Guide Price £450,000 - £465,000 Freehold

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Bond Residential are delighted to offer for sale this distinctive three bedroom detached family home situated within the highly sought-after Old Moulsham area of Chelmsford, offering spacious and versatile accommodation extending to approximately 1,400 sq ft.

The accommodation begins with a welcoming entrance hall which provides access to a sitting room positioned to the front of the property featuring a bay window. To the rear of the home is an impressive living/family room which provides excellent entertaining space and enjoys direct access to the rear garden via French doors. The kitchen has been fitted with a range of units with integrated cooking appliances and opens through to a bright conservatory overlooking the rear garden.

The ground floor further benefits from a stylish refitted bathroom suite featuring a freestanding bath and separate shower enclosure together with a versatile ground floor bedroom which could alternatively be utilised as a dining room, playroom or home office depending on a buyer's requirements.

On the first floor there are two spacious double bedrooms both benefitting from fitted wardrobes and characterful sloping ceilings, with the principal bedroom enjoying particularly generous proportions.

Externally the property offers a driveway providing off road parking to the front whilst the established rear garden has been designed for outdoor entertaining with patio seating areas, lawned garden and timber decking beneath a mature tree canopy creating a pleasant and private setting.

An internal viewing is highly recommended to fully appreciate the flexible accommodation, character features and highly desirable location this unique family home has to offer.

Area Guide

Old Moulsham is one of Chelmsford's most desirable and characterful residential areas, ideally positioned within easy reach of the city centre and Chelmsford railway station which provides direct services to London Liverpool Street making the area particularly popular with commuters.

Lady Lane is conveniently situated close to a selection of local shops, cafes, restaurants and traditional pubs together with larger retail and leisure facilities available within Chelmsford city centre. The area is well known for its attractive tree-lined streets and convenient access to green open spaces including Oaklands Park, Central Park and Admirals Park which provide pleasant walking routes and recreational facilities.

Families are particularly drawn to the area due to the excellent range of schooling nearby including Moulsham Infant & Junior Schools, Moulsham High School together with highly regarded grammar schools including King Edward VI Grammar School and Chelmsford County High School for Girls. The property also benefits from excellent road links via the A12 and A414 providing access throughout Essex and beyond.

- **Detached character home in sought-after Old Moulsham**
- **Approximately 1,400 sq ft of living space**
- **Separate sitting room**
- **Stylish refitted ground floor bathroom**
- **Established rear garden**
- **Flexible and versatile accommodation over two floors**
- **Spacious living/family room**
- **Conservatory overlooking the rear garden**
- **Air Con Unit In Main Bedroom**
- **Driveway providing off road parking**






















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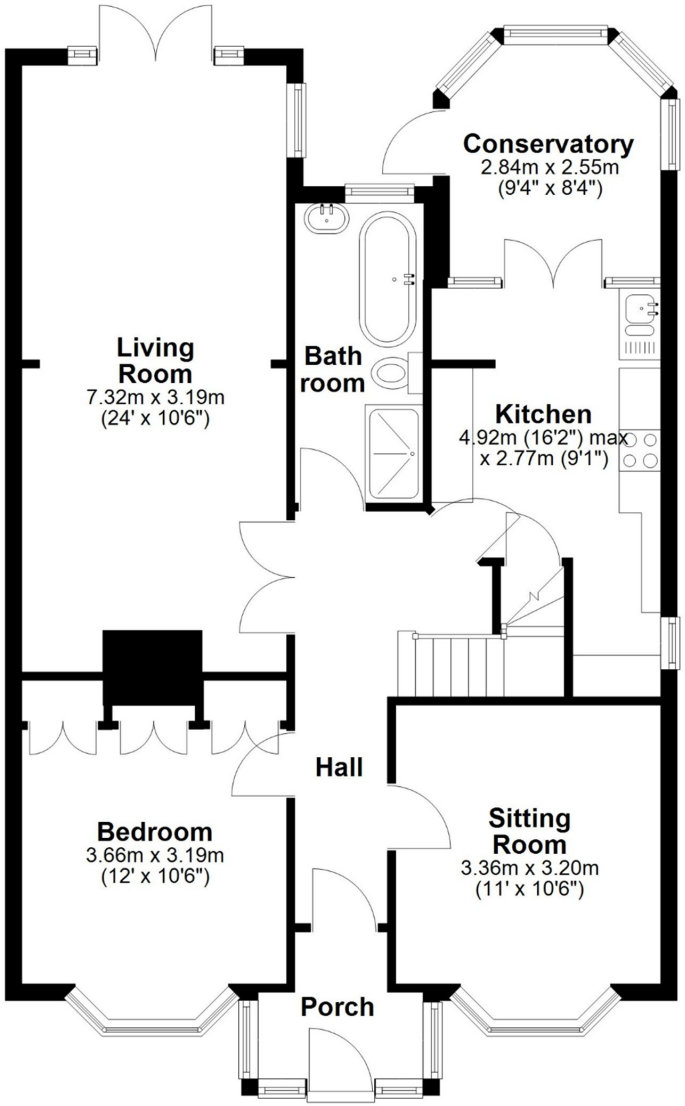




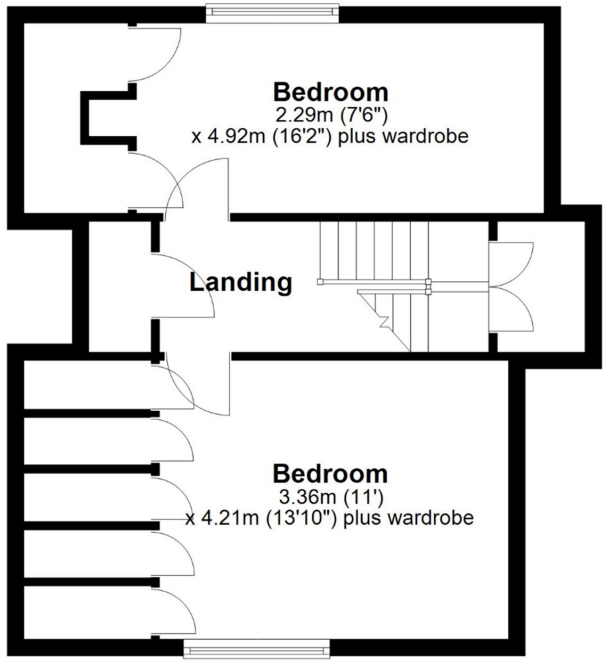



LAY-Z-SPA

Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 130 SQ M (1400 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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