

Elm Road, Chelmsford, Essex, CM2 0JL



**Freehold**  
Guide Price  
**£530,000**  
Subject to contract

4 bedrooms  
2 reception rooms  
1 bathroom



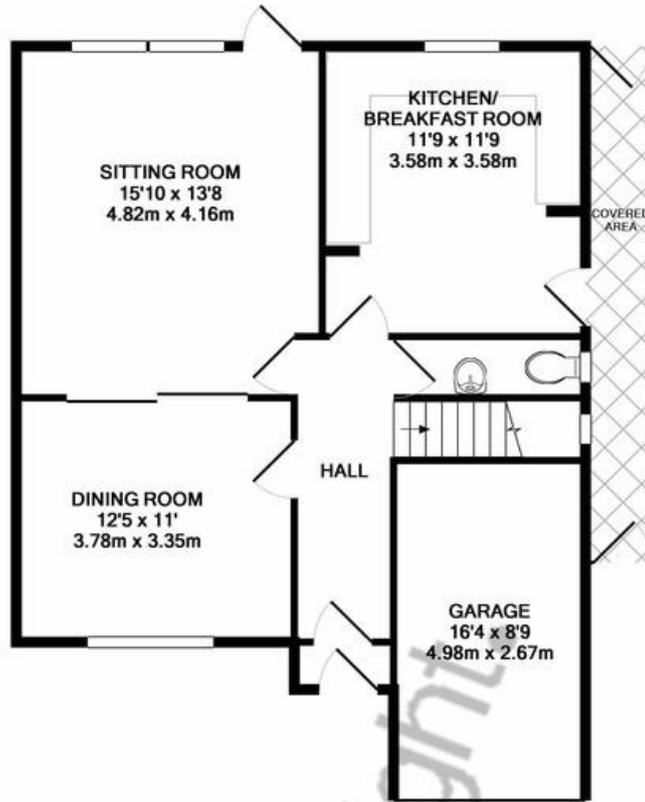
## Some details

A recently refurbished and improved four bedroom semi-detached family home superbly positioned for Moulsham Street, city centre and mainline train station. The property has been in the family's ownership for over 50 years from newly built and provides spacious, light and airy accommodation with two well-proportioned reception rooms and a modern kitchen/breakfast room. There is a cloakroom and a welcoming inner hallway with stairs leading to four spacious bedrooms and a family bathroom. The property is set back from the road and enjoys a wide driveway, single garage and an enclosed rear garden. To the side of the property is a useful covered utility area.

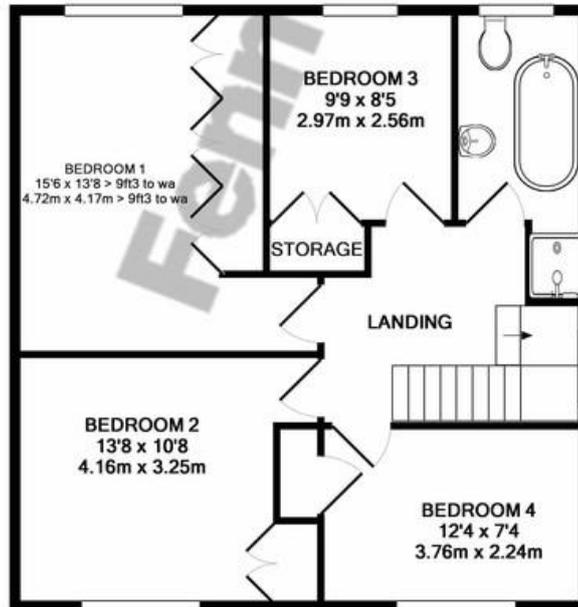
The property is approached from the front via a small entrance porch opening to an inner hallway serving the ground floor accommodation. To the front of the house is the dining room which includes parquet flooring which is evident throughout the majority of the ground floor. The sitting room is located to the rear of the house and is a comfortable room with feature fire place and glazed elevations to the rear aspect with a glazed door opening to the garden. The kitchen has been fitted to a high standard comprising a range of matching eye and base level units with roll edge work surfaces. There is a comprehensive range of appliances including pyrolytic oven and gas hob with extractor hood over, integrated dishwasher with space and plumbing for washing machine. Further appliances include fridge freezer and wine cooler. There is a breakfast bar and door providing external access to a covered utility area. To the first floor there is a spacious landing providing 4 good sized bedrooms and a family bathroom. All the bedrooms include built-in wardrobes. Concluding the accommodation is the family bathroom consisting of part tiled throughout, low level flush w.c, wash hand basin, free standing roll top bath with separate shower cubicle and wall mounted heated towel rail.



A recently refurbished and improved four bedroom semi-detached family home superbly positioned for Moulsham Street, city centre and mainline train station. The property provides well-proportioned accommodation with a driveway, garage and an enclosed rear garden.



GROUND FLOOR  
APPROX. FLOOR  
AREA 749 SQ.FT.  
(69.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 681 SQ.FT.  
(63.2 SQ.M.)

ELM ROAD, CHELMSFORD  
TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Hall**

13' 9" x 4' 5" (4.19m x 1.35m)

**Kitchen/breakfast room**

11' 9" x 11' 9" (3.58m x 3.58m)

**Sitting room**

15' 10" x 13' 8" (4.83m x 4.17m)

**Dining room**

12' 5" x 11' (3.78m x 3.35m)

**WC**

not measured

**First floor landing**

**Bedroom one**

15' 6" x 13' 8" > 9' 3" (4.72m x 4.17m)

**Bedroom two**

13' 8" x 10' 8" (4.17m x 3.25m)

**Bedroom three**

9' 9" x 8' 5" (2.97m x 2.57m)

**Bedroom four**

12' 4" x 7' 4" (3.76m x 2.24m)

**Bathroom**

not measured

**Garage**

16' 4" x 8' 9" (4.98m x 2.67m)



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### **The outside**

The property offers an attractive south facing garden which extends from the sitting room. There is a paved terrace seating area, expanse of lawn and flower and shrub borders. The garden is enclosed by timber fencing and provides a useful side covered area leading to the kitchen and front of the house. The property is approached over a curved driveway accommodating parking for several vehicles which in turn leads to a single garage offering power and light.

### **Where?**

The property is centrally located within 1 mile of Chelmsford city centre and within walking distance of Moulsham Street. Nearby is the established and award winning Oaklands Park which covers approximately 12 acres of grounds and has been awarded Green Heritage status. For the commuter there is straight-forward access to Chelmsford's mainline station offering frequent services to London Liverpool St. (approximate journey time 35 minutes). There are excellent road connections via the A12 along with a good selection of schools in both the private and public sector. Chelmsford combines the best brand name stores with an abundance of small independent speciality shops and designer boutiques. The area enjoys a selection of bars and restaurants with a wide selection of leisure activities.

### **Important information**

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

### **Further information**

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### **Viewing**

To make an appointment to view this property please call us on 01245 292 100.



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## Directions

The property is located on Elm Road. Sat Nav CM2 0JL

To find out more or book a viewing

**01245 292 100**

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