



**New London Road, Old Moulsham**  
Guide Price £800,000  
4-bed semi detached house

**HOME**





**EPC**  
D



**Council Band**  
E (£2,431.44)

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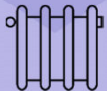


**Bedrooms**  
4



**Bathrooms**  
2

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**Heating**  
Gas central  
heating



**Parking**  
Gated  
driveway

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**Outside Space**  
196' rear  
garden



**Tenure**  
Freehold

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## New London Road

This beautiful period home is set over three floors and is located within the sought after Old Moulsham area of the City.

Inside, you are instantly met by the stunning decor and traditional characteristics of a Victorian property, high ceilings, decorative fireplaces, big windows letting in an abundance of natural light to name a few. There is a ground floor cloakroom, two reception rooms, a spacious kitchen/family room, useful basement for storage, four double bedrooms and three bath/shower rooms.

Outside, there is the most stunning landscaped garden with changing themes as you stroll through to reach the garden room at the end of the garden which has power, lighting and air conditioning.

There is a driveway to front providing secure off road parking behind an electric gate.



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### Features

- Victorian semi detached
- 196ft landscaped garden with home office
- Gated driveway
- Basement
- Two reception rooms
- Spacious kitchen/family room
- High ceilings throughout
- Walking distance of the railway station
- Trains to London Stratford from 31 minutes & Liverpool Street 36 minutes
- Stacked with character & original features

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### Location

Moulsham Street is a great alternative to visit with a number of independent eateries and several traditional public houses and is located just a stones throw from this home.

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### Niceties

Close to Oaklands House public space which set in a landscaped 12-acre park with a rose garden, sports pitches, tennis courts & free-entry museum.

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### Travel

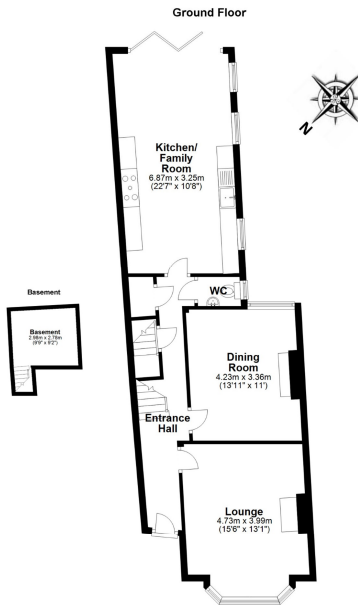
Situated within walking distance of the railway station where you can catch a train to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

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### Schools

There are many primary & secondary schools located within walking distance, including Oaklands Infant School and Moulsham primary & secondary school.

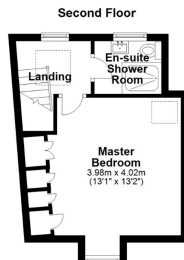
## Floor Plans



APPROX INTERNAL FLOOR AREA  
67 SQ M 721 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
170 SQ M 1826 SQ FT  
INCLUDING BASEMENT

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.

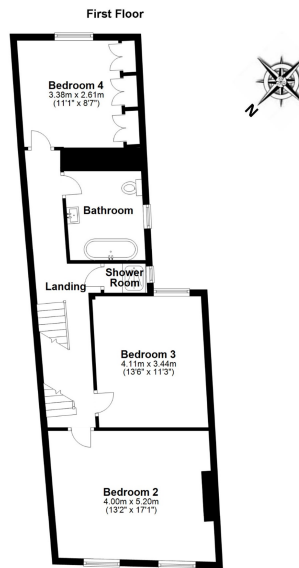
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APPROX INTERNAL FLOOR AREA  
25 SQ M 270 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
170 SQ M 1826 SQ FT  
INCLUDING BASEMENT

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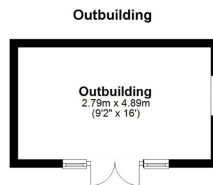
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APPROX INTERNAL FLOOR AREA  
67 SQ M 721 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
170 SQ M 1826 SQ FT  
INCLUDING BASEMENT

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APPROX INTERNAL FLOOR AREA  
13 SQ M 143 SQ FT

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## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(60-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		81	65

## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

**Old Moulsham**  
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thehomepartnership.co.uk

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01245 344644  
**Lettings**  
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**Mortgages**  
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