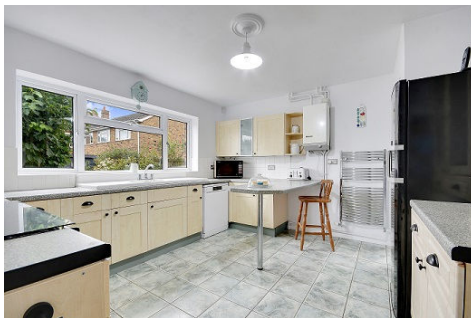


# HOME



**Old Moulsham**  
**Guide Price £780,000**  
**4-bed detached house**

## Southborough Road

This substantial family home is located in the highly sought after Old Moulsham area within the City and less than a mile of the railway station. The current sellers have extended during their long ownership to create even more space on both the ground and first floors with an internal area now boasting 2,045 sqft. Inside, there is an entrance hall with open plan stairs to the first floor, cloakroom, three spacious reception rooms, a kitchen/breakfast room, four double bedrooms and three bath/shower rooms. Outside, there is a driveway to front and enclosed garden to rear. The home also has the added benefit of being for sale with NO ONWARD CHAIN.

Southborough Road is positioned within the popular area of Old Moulsham within a short walk of sought after schools and less than a mile from the High Street and railway station. The station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes making the area a popular place to live for commuters. There are various recreational facilities, parks and public open spaces including Oaklands House which is set in a landscaped 12-acre park with a rose garden, sports pitches, tennis courts and a free-entry museum. Moulsham Street has a range of independent places to eat, drink, shop and connects you to the High Street.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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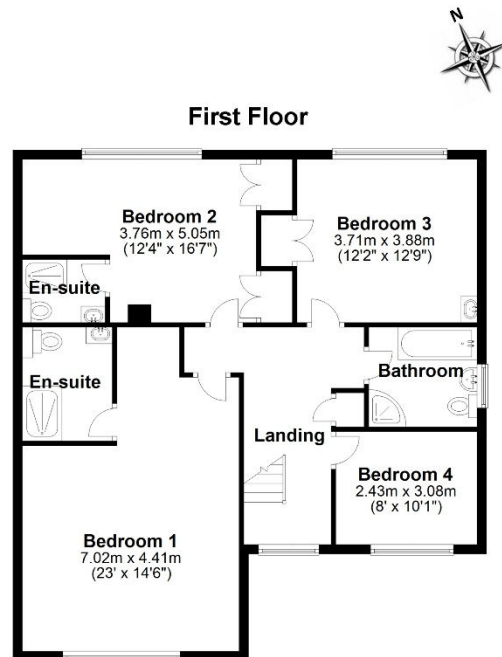
## Floor Plans



APPROX INTERNAL FLOOR AREA  
100 SQ M 1077 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
109 SQ M 2045 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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APPROX INTERNAL FLOOR AREA  
90 SQ M 966 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
109 SQ M 2045 SQ FT

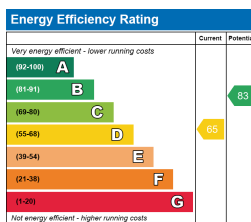
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### Features

- An impressive 2,045 SQFT
- Three spacious reception rooms
- Kitchen/breakfast room
- Four double bedrooms
- Bedrooms 1 & 2 with en suite shower rooms
- Further bathroom
- Walking distance of sought after schools
- Less than a mile walk to the railway station
- No onward chain
- Sought after Old Moulsham

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Band F is the Council Tax band for this property and the annual council tax bill is £2,873.52.

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.

