



Goldlay Road, Old Moulsham
Offers Over £825,000
3-bed detached house

HOME



EPC
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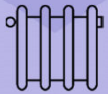
Council Band
E (£2431.44)



Bedrooms
3



Bathrooms
2



Heating
Gas central
heating



Parking
Off road
parking to rear



Outside Space
Low maintenance
rear garden



Tenure
Freehold



Goldlay Road

In the highly sought after Old Moulsham area is this superbly presented and much improved three-bedroom detached family home.

The accommodation comprises an entrance hall with a tiled floor, additional storage space and a door which gives access to a lounge which has a double glazed bay window with fitted plantation shutters. In addition, there is a separate sitting room with a fireplace. The fitted kitchen/family room has been recently constructed and fitted and has an extensive range of units. There is a part suspended ceiling and three Velux windows which welcome lots of natural sunlight and is further enhanced by bifold doors to the side elevation. To further complement the ground floor accommodation, there is a useful utility room as well as a wet room/WC. Upstairs, there are three double bedrooms, and a shower room WC, which has a walk-in shower.

Outside the gardens extend principally to the side and rear of the property. To the side, there is a gate which provides access to off-road parking. The garden extends to the side of the house where it is mainly paved with flower and shrub borders. Planning permission has been passed for a double story extension which will provide an en suite and a dressing room to the master bedroom. Full plans can be found on the council website and the application number is 17/01506/FUL.



Features

- Extended & much improved
- Corner plot
- Two reception rooms
- Superb fitted kitchen
- Plans passed for a side extension to provide a en-suite & dressing area
- Well presented throughout
- Close to sought after schools
- Off road parking
- Three double bedrooms

Location

Goldlay Road is conveniently positioned just a short walk from Chelmsford's bustling High Street which offers a wide range of places to eat, drink and shop.

Niceties

Old Moulsham also has various recreational facilities, parks and public open spaces to enjoy including Oaklands House which is set in a landscaped 12-acre park.

Travel

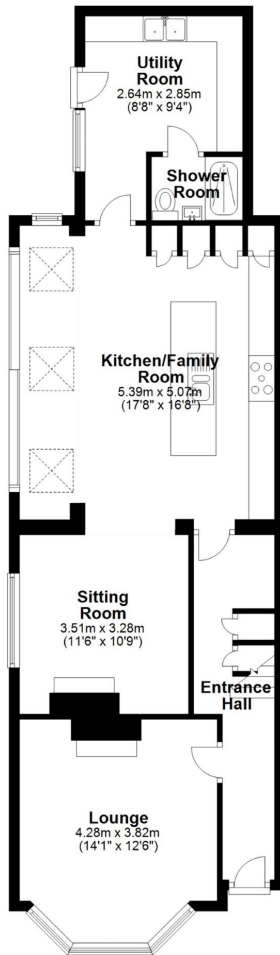
The station is also a short walk away which has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes making it a popular place to live for commuters.

Schools

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

Floor Plans

Ground Floor



APPROX INTERNAL FLOOR AREA
79 SQ M 850 SQ FT

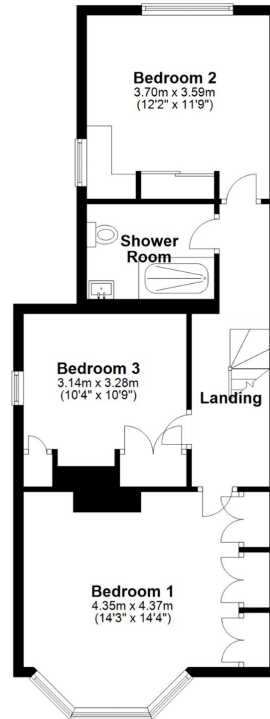
TOTAL APPROX INTERNAL FLOOR AREA
138 SQ M 1489 SQ FT

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of this plan, please check all dimensions,
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First Floor



APPROX INTERNAL FLOOR AREA
59 SQ M 639 SQ FT

TOTAL APPROX INTERNAL FLOOR AREA
138 SQ M 1489 SQ FT

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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The Nitty Gritty

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