



24 Gordon Road, Chelmsford, Essex, CM2 9LL

- 3 BEDROOM EXTENDED DETACHED HOUSE
- CONSERVATORY WITH UNDERFLOOR HEATING
- APPROXIMATELY 89' X 42' REAR GARDEN
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND FURTHER
- TWO RECEPTION ROOMS
- STUDY/HOME OFFICE
- GROUND FLOOR CLOAK ROOM
- FITTED KITCHEN
- CLOSE TO SCHOOLS AND SHOPS
- GARAGE
- GAS CENTRAL HEATING



PROPERTY DESCRIPTION

A DETACHED Rogerson built three bedroom family home having two good size separate reception rooms, conservatory, ground floor cloakroom, utility lobby, well fitted kitchen, gas heating via radiators, uPVC double glazing and spacious first floor shower room (formerly the bathroom). HOME OFFICE/STUDY. The property has a mature west facing rear garden extending to approximately 89' in depth and 42' width . Popular and most sought after location in this residential area. Close by on Moulsham Lodge are a selection of everyday of shops and schools and also bus services to Chelmsford town centre for more comprehensive shopping facilities, restaurants, wine bars, cinemas and main line rail service to London's Liverpool Street. The property is set well back in Gordon Road and has ample parking for numerous vehicles to the front and an attached garage.

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ROOM DESCRIPTIONS

BALCH

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

RECEPTION HALL

Sealed unit entrance door with side light, radiator, stairs rising to first floor, under stair cupboard. Doors to;

LOUNGE

5.18m x 3.28m (17' x 10' 9") Sealed unit three section walk in bay window to front, two radiators, TV point, access to ;

GARDEN ROOM

4.34m x 3.58m (14' 3" x 11' 9") Sealed unit construction on brick plinth , tiled floor with underfloor heating , sealed unit door to garden, door to;

HOME OFFICE

3.58m x 2.21m (11' 9" x 7' 3") Sealed unit window to rear garden, courtesy door to garage.

DINING ROOM

3.28m x 3.15m (10' 9" x 10' 4") 3 section walk in sealed unit bay window to front, radiator.

KITCHEN

4.19m x 2.51m (13' 9" x 8' 3") Fitted with base and wall mounted cabinets, roll top work surfaces, tiled splash backs, integrated oven and 4 ring gas hob with extractor hood. Single bowl sink and drainer, ceramic tiled flooring, sealed unit window to rear. Sealed unit door to rear garden and door to;

UTILITY ROOM

Space and plumbing for washing machine , tiled flooring , window to side aspect, wall mounted gas central heating boiler. Door to ;

GROUND FLOOR CLOAKROOM

White suite comprising low flush W.C, hidden cistern, wash hand basin , vanity cupboard beneath, extractor fan. Tiled splash back.

FIRST FLOOR LANDING

Sealed unit window to rear. Airing cupboard. Access to roof space. Doors to:

BEDROOM 1

4.27m x 3.05m (14' x 10') Max, sealed unit window to front. Built in wardrobe cupboards. Further extensive range of fitted wardrobes and bedside tables. Radiator.

BEDROOM 2

3.20m x 3.20m (10' 6" x 10' 6") Two Sealed unit windows to side. Window to rear. Built in cupboard.

BEDROOM 3

3.35m x 2.13m (11' x 7') Sealed unit window to rear. Radiator.

FAMILY SHOWER ROOM

Formerly the bathroom, in the agent's opinion there is a space for a bath to be re-instated if required. Comprising double shower tray. Wash hand basin. Low flush wc. Electric shaver point and light. Fully tiled walls. Ceramic tiled floor. Radiator. Windows to side and rear.

EXTERIOR

Small front garden neatly contained by an ornamental wall, variety of shrubs and bushes. Block paved driveway provides ample parking and turning area gives access to the attached garage with up and over door, power and light connected, To the left side of the property there is a side access which gives access to the rear garden which extends to approximately 89' in depth, by 42' width . Expansive of lawn, many ground covering shrubs and bushes. mature hedging to the rear boundary. West facing orientation. Timber shed to remain. Outside tap.

SERVICES

ALL MAIN SERVICES CONNECTED

VIEWING

By prior appointment with Balch Estate Agents.

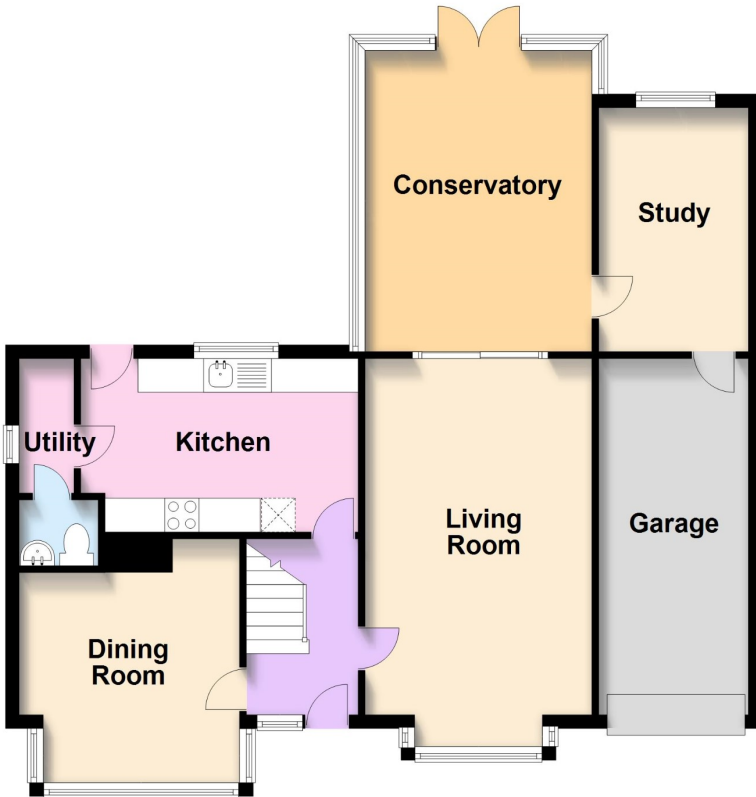
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN

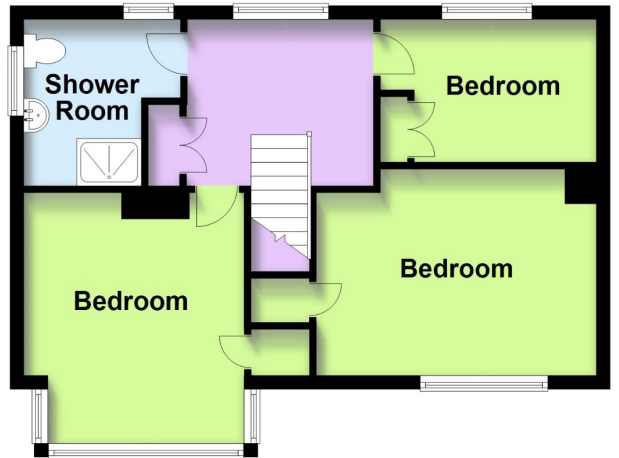
Ground Floor

Approx. 84.2 sq. metres (905.8 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 131.5 sq. metres (1415.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.
Plan produced using PlanUp.