



Gordon Road, Chelmsford, Essex, CM2 9LL

 3  4  2

£800,000 Freehold



## ACCOMMODATION

Nestled within the prestigious Gordon Road, this extended link-detached family home presents an exquisite living experience. Upon entry, a welcoming entrance hall guides you to a versatile playroom adorned with a charming box bay window, while the adjacent living room features another delightful box bay window and an inviting fireplace. Double doors seamlessly connect to a further sitting room, providing access to a sunlit conservatory. The kitchen/breakfast room itself boasts patio doors overlooking and leading to the established rear garden. A convenient side lobby grants passage to the cloakroom, utility room, and an additional door leading to the side of the property.

Ascending to the first floor reveals a generously sized landing. The master bedroom, complete with built-in wardrobes featuring mirror-fronted doors and an en suite shower room. Two additional double bedrooms, a single bedroom, and a family bathroom with a four-piece white suite offer comfort and style.

Externally, the property stands in an elevated position, flaunting a block-paved driveway providing ample off-road parking. Mature planted borders enhance the aesthetics, while a garage adds practicality. The west-facing rear garden, measuring an impressive 80' x 42', invites relaxation with a paved patio, lush lawn, and a variety of mature trees and shrubs.

An enticing feature of this property is the granted planning permission for a transformative touch. Imagine removing the conservatory and introducing a single-story rear extension, creating a more open plan aspect to the rear of the property and enhancing the home's appeal. The current permission, valid until November 15th, 2024, opens a realm of possibilities for your dream home. Detailed plans are accessible through Chelmsford City Council's planning portal (Reference: 21/02257/FUL) or can be obtained from our office upon request.

## LOCATION

Positioned in the highly coveted Gordon Road, on the sought after South Chelmsford, this residence offers seamless access to the A12 and A414 and is conveniently situated within 1.5 miles of Chelmsford city centre.

A selection of local amenities are within walking distance, featuring a parade of shops, including a newsagent, chemist, and doctors. Noteworthy schools, comprising infants, junior and senior schools, are within a mile, ensuring educational excellence.

Chelmsford city centre boasts a vibrant nightlife, diverse dining options, and extensive shopping facilities. Leisure enthusiasts will appreciate the proximity to sports clubs, gyms, golf clubs, and serene open spaces like Hylands Park estate, Chelmer Park, and Galleywood common.

Educational excellence is synonymous with Chelmsford, hosting renowned grammar schools, desirable private schools, Writtle Agricultural College, and Anglian Ruskin University.

Commuting is a breeze, with the mainline station providing a swift 32-minute journey to London Liverpool St. Conveniently located within 2 miles of the A12 and A414, easy access to the M25 and M11 completes the picture of a truly desirable residence.

- Extended Detached Family Home
- Kitchen/Breakfast Room
- Cloakroom & Utility Room
- 80' x 42' West Facing Rear Garden
- One Of South Chelmsford's Most Highly Desirable Roads
- Three Reception Rooms
- Conservatory
- Master Bedroom With Built In Wardrobes And En Suite
- Garage & Block Paved Driveway
- Planning Permission Approved For Further Extension









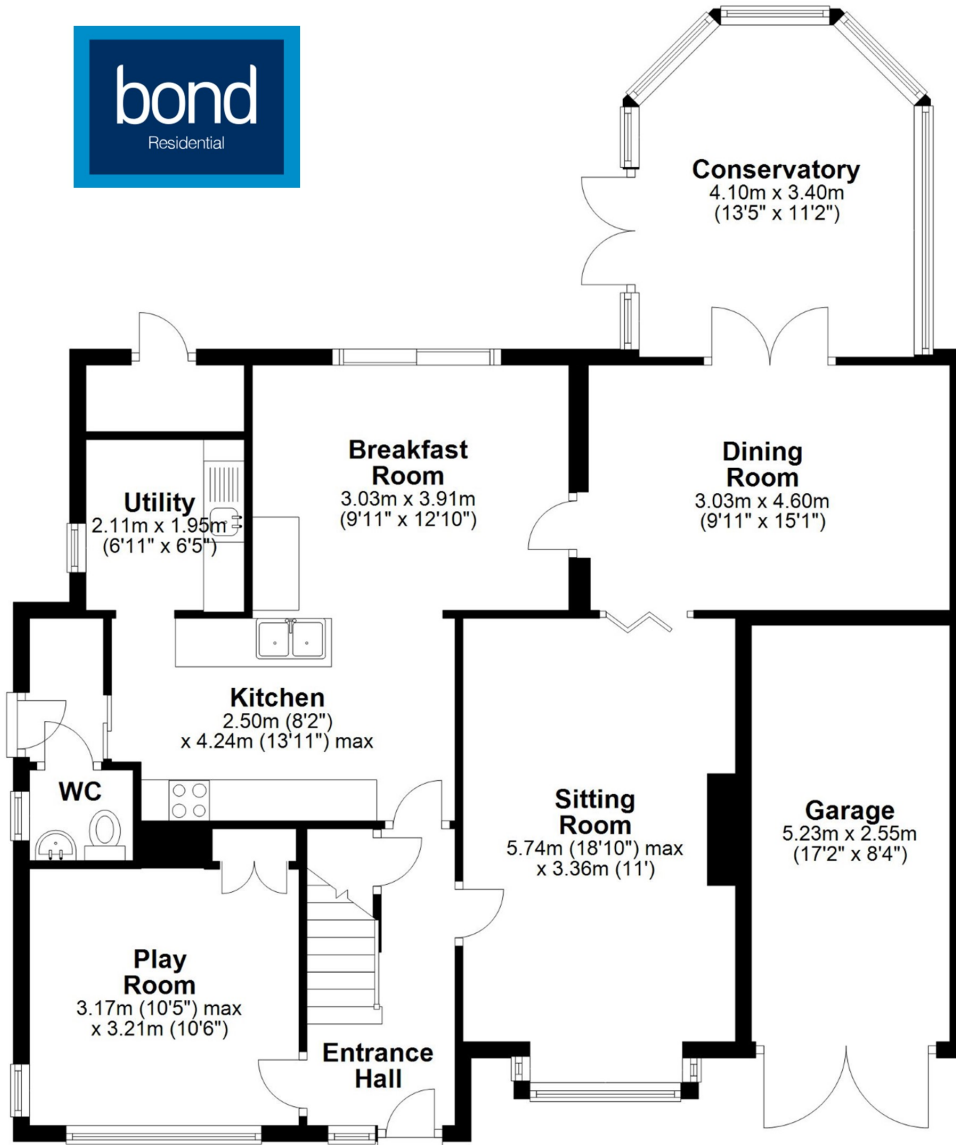






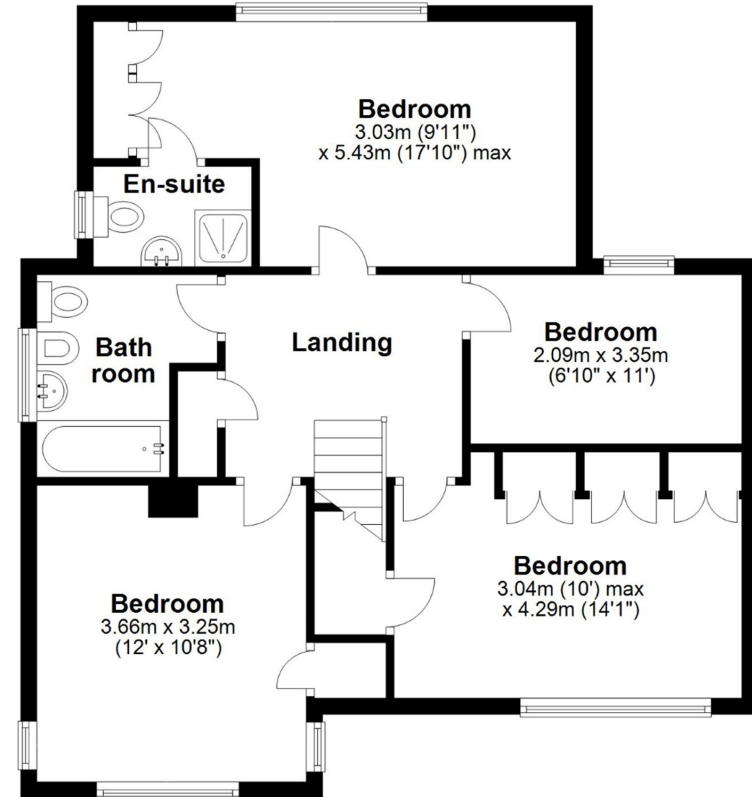


## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
180 SQ M (1940 SQ FT) (Includes Garage)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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## First Floor



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