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Brackley, 31 Campbell Close, Buntingford, SG9 9BY

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Asking Price £675,000

- Exclusive and rarely available position within Campbell Close
- Close to local schools and amenities
- Separate room to use as a study/games room/play room
- Principal bedroom with en-suite facilities
- Approximately 40ft south-east facing rear garden with excellent natural light
- Extended four-bedroom detached family home
- Three generous reception rooms for living, dining, and entertaining
- Seamless ground floor layout, perfect for modern family living
- Stylish four-piece family bathroom serving remaining bedrooms
- Off-street parking for three vehicles, EV charger and garage storage

Positioned within the highly desirable and rarely available Campbell Close, this impressive and extended four-bedroom detached family residence occupies an enviable, private setting and offers exceptionally well-balanced accommodation designed for modern living.

Well presented throughout, the property has been thoughtfully enhanced to provide both space and flexibility. The ground floor boasts three generous reception rooms, ideal for a combination of formal entertaining, relaxed family living, and dining, alongside a separate study—perfect for those working from home or requiring a quiet retreat. The layout flows seamlessly, creating a welcoming and practical environment suited to both everyday life and hosting. To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal suite benefits from its own en-suite facilities, while the remaining bedrooms are served by a stylish and luxurious four-piece family bathroom.

Externally, the home enjoys a beautifully maintained rear garden extending to approximately 40ft, with a favourable south-easterly aspect. This ensures an abundance of natural sunlight throughout the day, making it an ideal space for outdoor dining, entertaining, or simply unwinding in a private setting. The property has parking for 3 vehicles, and although mostly converted, the garage holds ample storage to the front.

This is a superb opportunity to acquire a substantial family home in a sought-after location, close to local schools and amenities, and main transport links.

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Approximate Gross Internal Area  
162.37 sq m / 1747.73 sq ft  
(Excludes Storage)

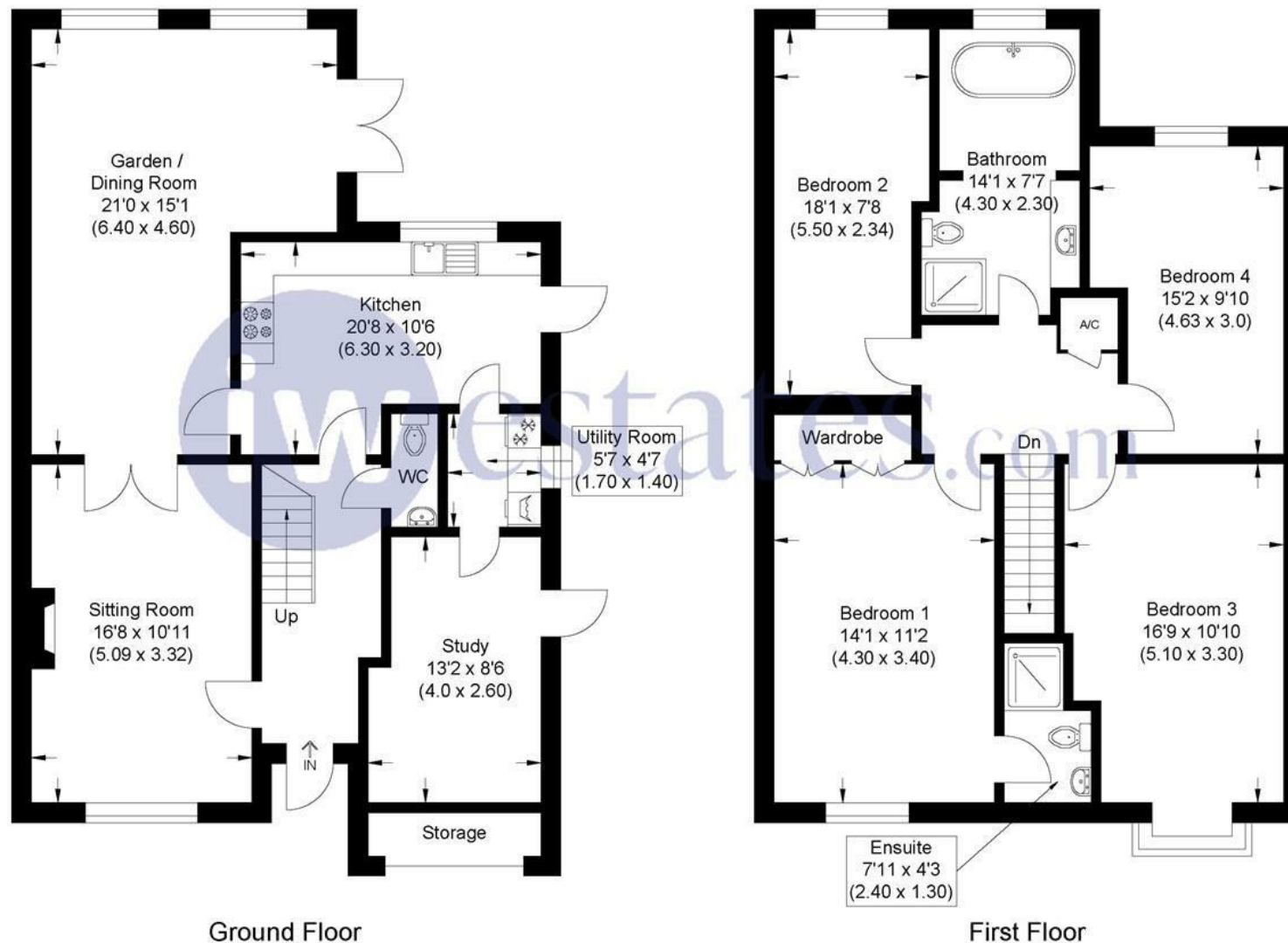


Illustration for identification purposes only, measurements are approximate, not to scale.

Front External

Grassed area and mature plants, shingle laid down righthand side, parking for 3 vehicles, EV charger. Security lights, external light to side of front door, 1/3 garage storage with up and over door.

Entrance Hall

Front door with obscured glass inset. Tiled floor, 2 light fittings, radiator, Hive heating thermostat. Large understairs storage, stairs to first floor. Doors to:

Sitting Room

Fitted carpet, window to front aspect, fitted blinds, radiator, 2 wall mounted lights, ceiling light fitting. Doors to:

Dining Room

Wood effect laminate flooring, radiator, inset ceiling lights, 3 wall mounted lights. Opens through to:

Family Room

Wood effect laminate flooring, 2 radiators, 3 wall mounted lights, 2 windows to rear aspect with fitted blinds. French doors with fitted blinds leading to garden.

Kitchen

Tiled flooring, range of wall and base level units in white with laminate countertop over and tiled splash backs surround. One and a half sink and drainer with mixer tap over. Built-in NEFF double oven and 4 ring NEFF gas hob with NEFF extractor over, plumbing for dishwasher. Window to rear aspect and door to side leading to garden. Opens through to:

Utility Room

Base cupboard with single stainless steel sink and drainer inset to laminate worktop. Window to side aspect, tiled floor, light fitting, plumbing for washing machine, radiator. Door to:

Playroom / Office

Door to side aspect leading to garden, fitted carpet.

Cloakroom

Tiled floor, radiator, light fitting, extractor fan, cream suite comprising low level flush w/c, pedestal hand basin with separate hot/cold taps and tiled splashback, wall mounted mirror.

Stairs to First Floor & Landing

Fitted carpet, light fitting, loft access, shelved storage cupboard. Doors to:

Bedroom One

Fitted carpet, light fitting, radiator, two double built in wardrobes with hanging rails and shelving, TV point. Window to front aspect. Door to:

En Suite Shower

Tiled floor and walls, obscure glass window to front aspect, white suite comprising low level flush w/c and pedestal hand basin with mixer tap over. Fully tiled shower cubicle with wall mounted, hand held shower head. Extractor fan, wall mounted vanity unit with inset mirrors, wall mounted mirror with light over and shaving point. Inset ceiling lights.

Bedroom Two

Fitted carpet, light fitting, radiator. Window to front aspect.

Bedroom Three

Laminate flooring, light fitting, radiator, window to rear aspect.

Bedroom Four

Fitted carpet, light fitting, radiator, window to rear aspect.

Luxury Bathroom

Fully tiled, extractor fan, inset ceiling lights. White suite comprising semi-sunken jacuzzi bath, low level dual flush w/c, hand basin with mixer tap over inset to vanity unit. Enclosed double length shower cubicle with glass screen. Wall mounted mirror and shaver point.

Garage

Partially sectioned with one third accessed via the driveway providing storage and the rear two thirds accessed from the inside which has been used as a playroom and an office.

Agents Note

Brand new boiler fitted July 2025  
Loft is partially boarded with light  
East Herts Council Tax band: F (£3,546.96 p.a. - subject to change)

