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Brackley, 31 Campbell Close, Buntingford, SG9 9BY

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Asking Price £650,000

- 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.

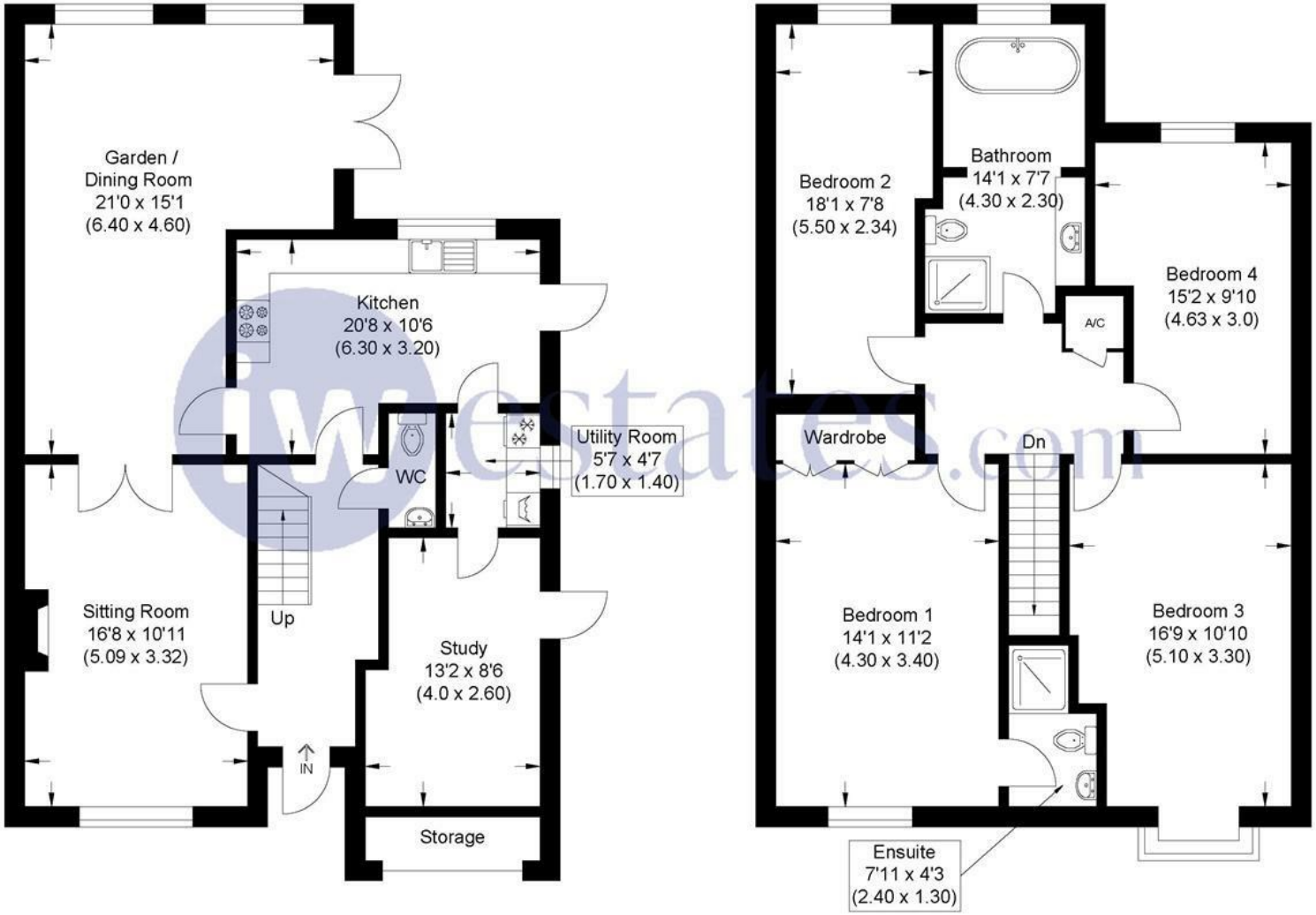
Well presented throughout, the property has been thoughtfully enhanced to provide both space and flexibility. The ground floor boasts three generous reception rooms, ideal for a combination of formal entertaining, relaxed family living, and dining, alongside a separate study—perfect for those working 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)



Ground Floor

First Floor

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

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:

Utillity 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.

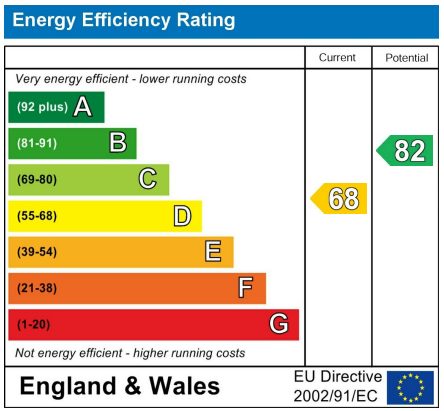
Bedroom Three
Laminate flooring, light fitting, radiator, window to rear aspect.

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.

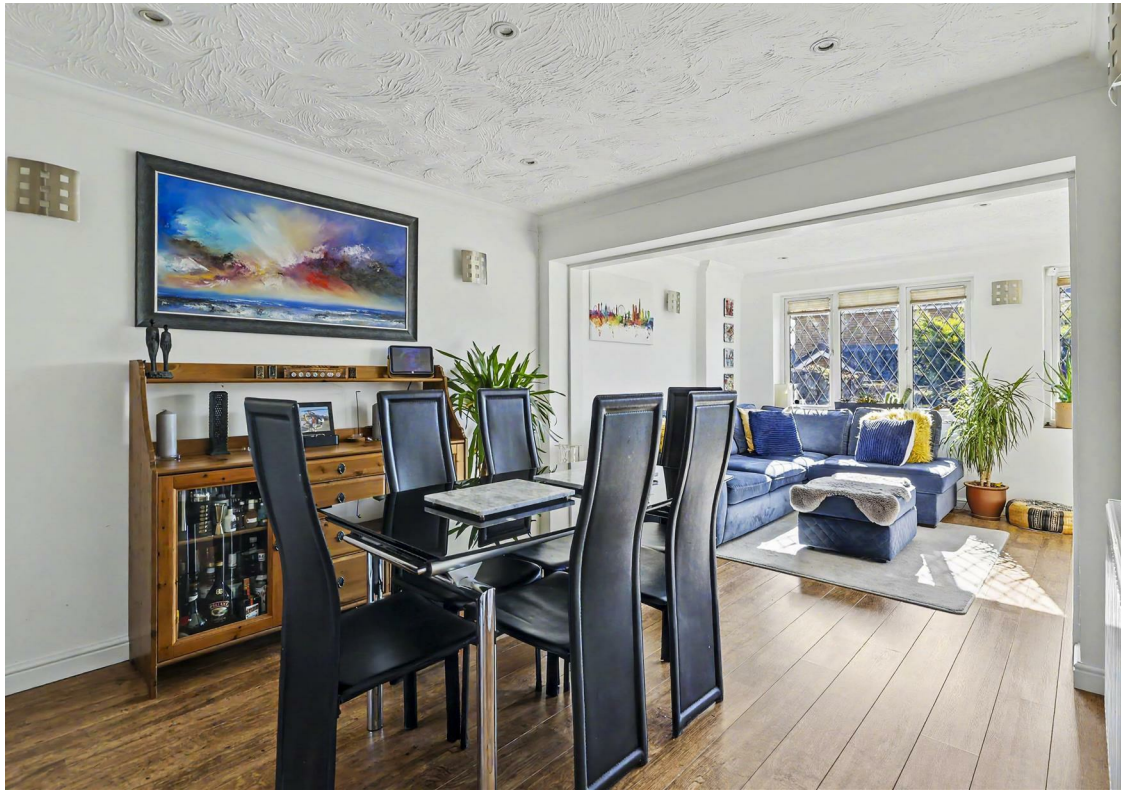
Agents Note
Brand new boiler fitted July 2025
Loft is partially boarded with light
East Herts Council Tax band: F (£3,546.96 p.a. - subject to change)
Extension approximately 20 years old
Council tax band: F
Freehold




















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BUNTINGFOR
KITCHEN







