

Campbell Close, Chelmsford, Essex, CM2 9BE



Energy Efficiency Rating C



Offers In Excess of £625,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	72	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Bond Residential are delighted to offer for sale this extended and deceptively spacious family homes situated within one and a half miles of the City centre and mainline railway station.

The property has been renovated throughout by the current owners and offers flexible accommodation over three floors. The property offers an entrance hall, lounge with bay window, ground floor WC, utility room and open plan kitchen family room. This room is the real hub and focal point of the house with integrated kitchen appliances, stone work tops, dining area and TV area with bi-folding doors which overlook and lead to the beautiful garden. To the first floor there are three bedrooms, en-suite WC to one of the bedrooms and the luxury fitted family bathroom with four piece suite. The main bedroom with en-suite shower room can be found on the second floor and completes the internal accommodation. Outside the property benefits from a block paved driveway and large bike storage to the side of the property. The landscaped rear garden commences with a paved patio area and outdoor cooking area. The remainder of the garden is laid to lawn with small pond and further seating area to the far end of the garden.

LOCATION

Campbell close is situated just off Wood Street which is located within easy access of the A12 and conveniently located within 1.5 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the development with Tesco superstore at one end of Wood Street and a local parade of shops which includes a newsagents, chemist and doctors at the other end. There is a regular bus service which runs along Wood Street and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, the nearby Hylands Park estate and Oaklands park provide pleasant open spaces.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 35 minutes, the property is also conveniently located within 2 miles of the A12 and A14 which provide access to the M25 and M11.

Freehold Property

Council Tax Band C

- **Extended & Deceptively Spacious Family Home**
- **Lounge**
- **Open Plan Kitchen/Family Room**
- **Utility Room**
- **Ground Floor WC**
- **Four Bedrooms**
- **Family Bathroom + 2 En-Suites**
- **Gas Central Heating**
- **Block Paved Driveway**
- **Landscaped Rear Garden**



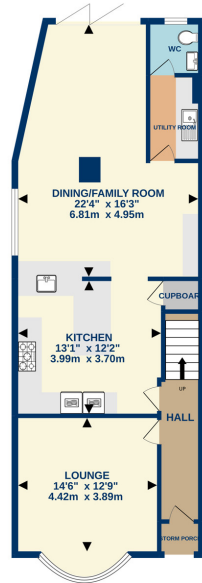
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FLOORPLAN

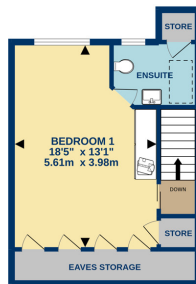
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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