



Campbell Close
Chelmsford CM2 9BE
Guide Price £500,000-£550,000

Campbell Close, Chelmsford, CM2 9BE

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Located in a well regarded residential area, this extended three bedroom family home also benefits from a loft room.

The ground floor opens into a hallway leading to a bright lounge, enhanced by a large bay window to the front. This is followed by a spacious dining room which flows into the rear extension, offering a generous kitchen fitted with a range of integrated appliances. A utility area with direct garden access and a separate shower room completes the ground floor.

On the first floor, there are three well proportioned double bedrooms. The principal bedroom also features a bay window, mirroring the lounge below. The main bathroom includes a bath with shower over. The loft has been partially converted to create a flexible additional room.

To the rear, the property offers a good sized garden with both lawn and patio areas. An outbuilding sits at the end of the garden, ideal for workshop/shed. In addition the home offers side pedestrian access.











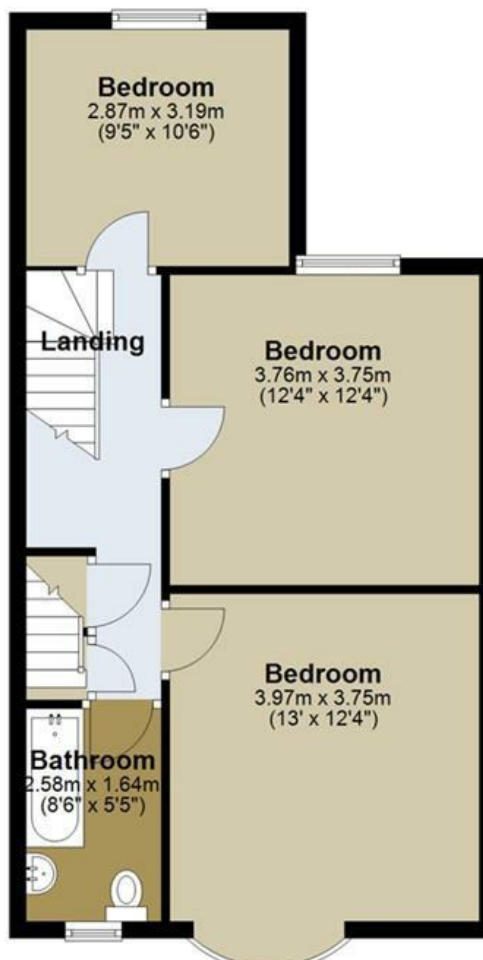
Ground Floor

Approx. 63.3 sq. metres (681.4 sq. feet)



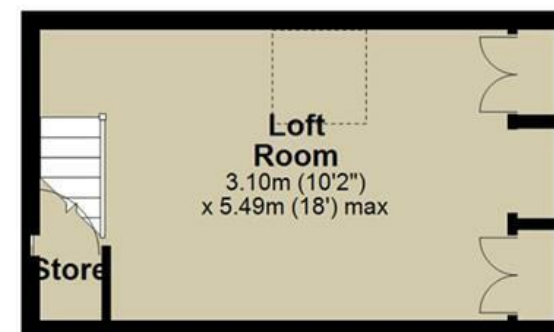
First Floor

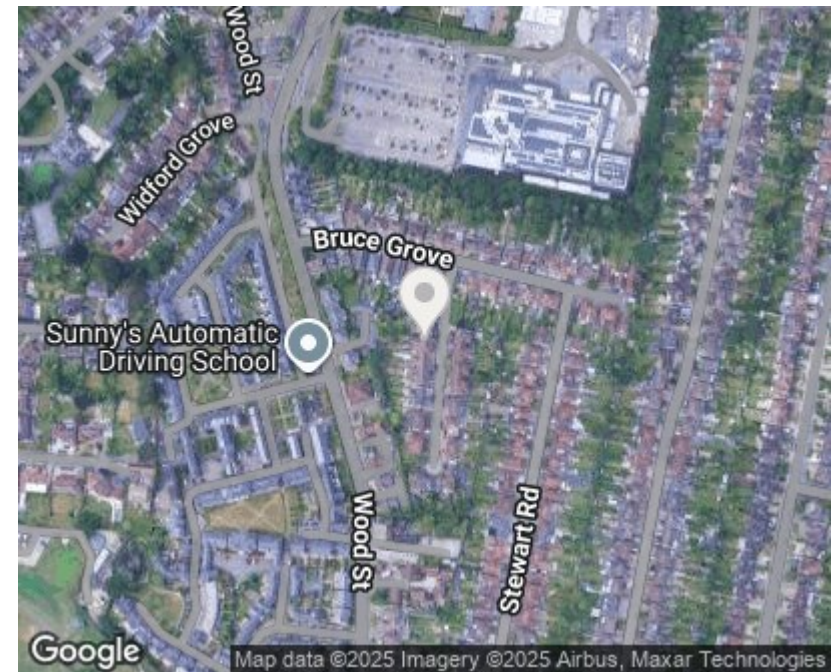
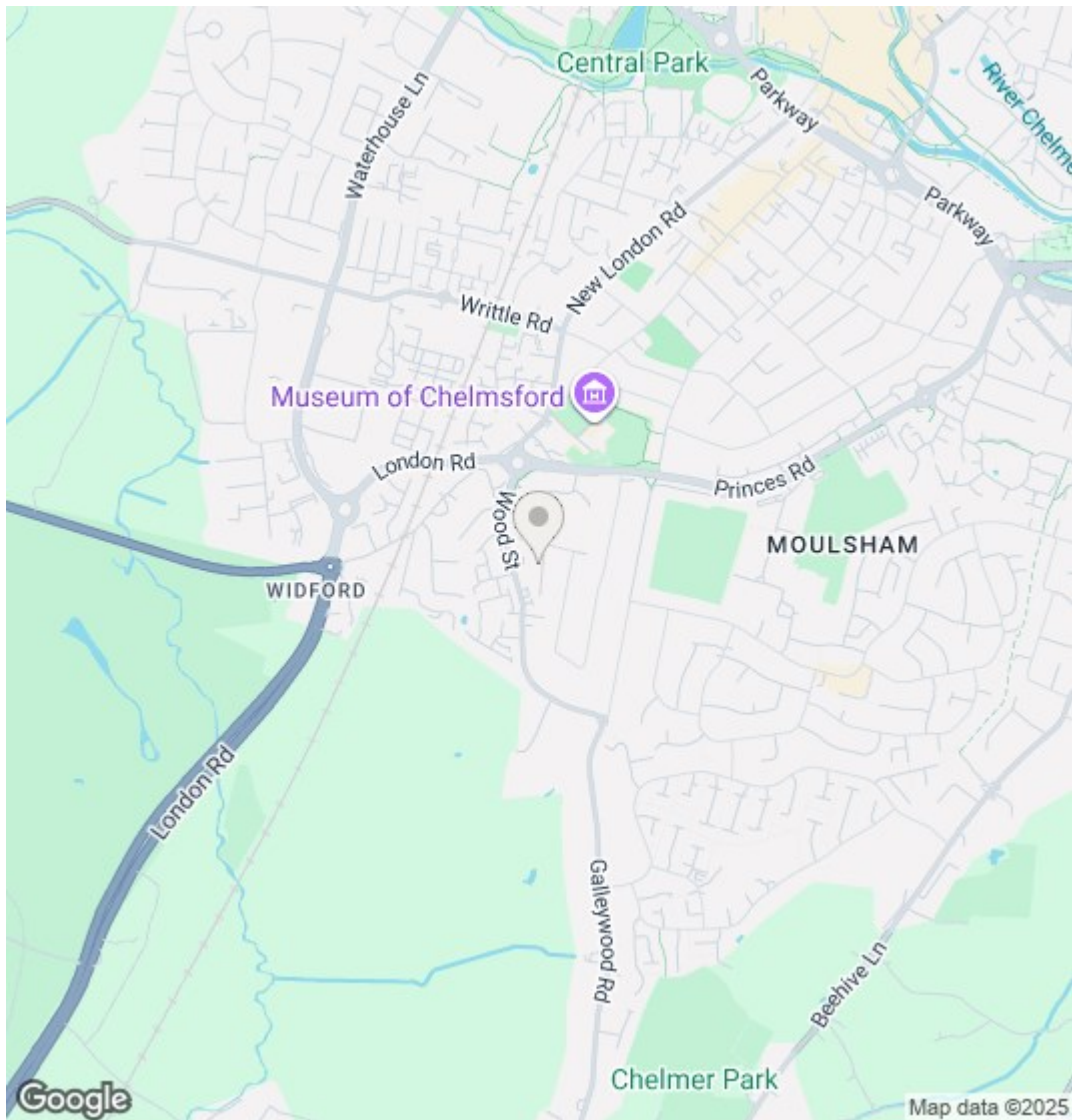
Approx. 52.7 sq. metres (567.6 sq. feet)



Second Floor

Approx. 17.0 sq. metres (183.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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