



Crawley End, Chrishall, SG8 8QL

**CHEFFINS**



## Crawley End

Chrishall,  
SG8 8QL

- High Specification Accommodation Throughout
- Impressive Open Rural Outlooks to the Rear
- Generous Plot with Ample Driveway Parking
- Royston Situated 9 Miles for Rail Access to London Kings Cross and Cambridge

A most impressive and significantly extended four bedroom semi detached home occupying an enviable position within this most sought after village, enjoying remarkable rural outlooks to the rear and a generous plot with a South facing rear garden. The well planned accommodation extends to approximately 1,776 sq. ft. arranged over two floors with the added benefit of ample driveway parking and a storage shed.

4 2 2

**Guide Price £565,000**





## LOCATION

Chrishall is a village bordering on the counties of Hertfordshire, Essex and Cambridgeshire, with its own Church, Inn, Pre school and Primary School. Set within open countryside the village is between the market towns of Saffron Walden and Royston. There are road and rail links with the main line railway stations at Royston and Audley End (Saffron Walden) providing a regular commuter service to London's King's Cross and Liverpool Street respectively. Access to the M11 is 7 miles and provides access to London, the M25 and the North.



## ENTRANCE PORCH

With entrance door, window to the front and side aspect, tiled floor, door to:

## HALLWAY

With stairs to the first floor, engineered oak flooring, under stairs storage cupboard, doors to:

## KITCHEN/DINER/DAY ROOM

With kitchen area featuring a range of eye and base level units, quartz counter with undermounted sink and a half with chrome mixer tap over, inset four ring electric hob with extractor hood over, integrated appliances include microwave oven, chest level oven, dishwasher and wine fridge, engineered oak flooring, pantry storage cupboard, breakfast bar, open to the 'orangery' boasting an airy sitting/ dining area with a window to the side aspect, lantern roof light and bifold doors opening to the patio area, door to:

## INNER HALLWAY

With tiled floor, door to garden, guest cloakroom, utility room and sitting room.

## UTILITY ROOM

With window to the rear aspect, range of base units with counter over, inset

sink and a half with mixer tap over, part tiled walls, tiled floor, space and plumbing for washing machine.

## SITTING ROOM

With window to the the front aspect, built in under stairs cupboards and bar area.

## STUDY

With window to the front aspect, cupboard housing hot water cylinder.

## GUEST CLOAKROOM

With window to the rear aspect, low level wc with eco flush button, corner wash stand with chrome mixer tap over, tiled floor.

## FIRST FLOOR

## LANDING

With loft access via hatch with a fold down ladder leading to loft room/ storage area, doors to:

## PRINCIPAL BEDROOM

With window to the side and rear aspect, door to:

## EN-SUITE BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, panelled bath with shower over and wall mounted wash basin with

mixer tap over, heated towel rail, part tiled walls, tiled floor.

## BEDROOM 2

With windows to the front aspect, integral wardrobe.

## BEDROOM 3

With window to the rear aspect.

## BEDROOM 4

With window to the front aspect.

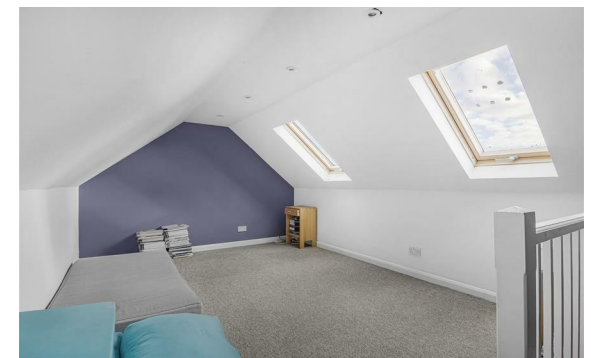
## FAMILY SHOWER ROOM

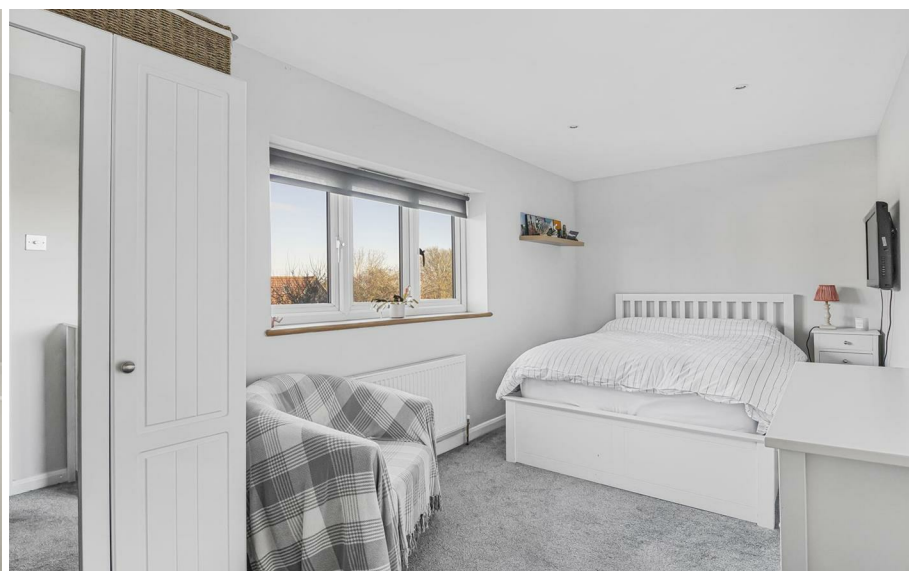
With window to the rear aspect, contemporary suite comprising; low level wc hidden cistern and eco flush button, large glass and chrome shower cubicle with drencher head over and vanity unit with chrome mixer tap over, part tiled walls, wood effect flooring.


## OUTSIDE

The front of the property boasts a large gravel driveway leading to the entrance door and features a selection of mature shrubs.

Benefitting from magnificent rural outlooks to the rear, the fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a large patio area, an outside tap, external lights, pond, a selection of shrubs, a storage shed and gated side access.

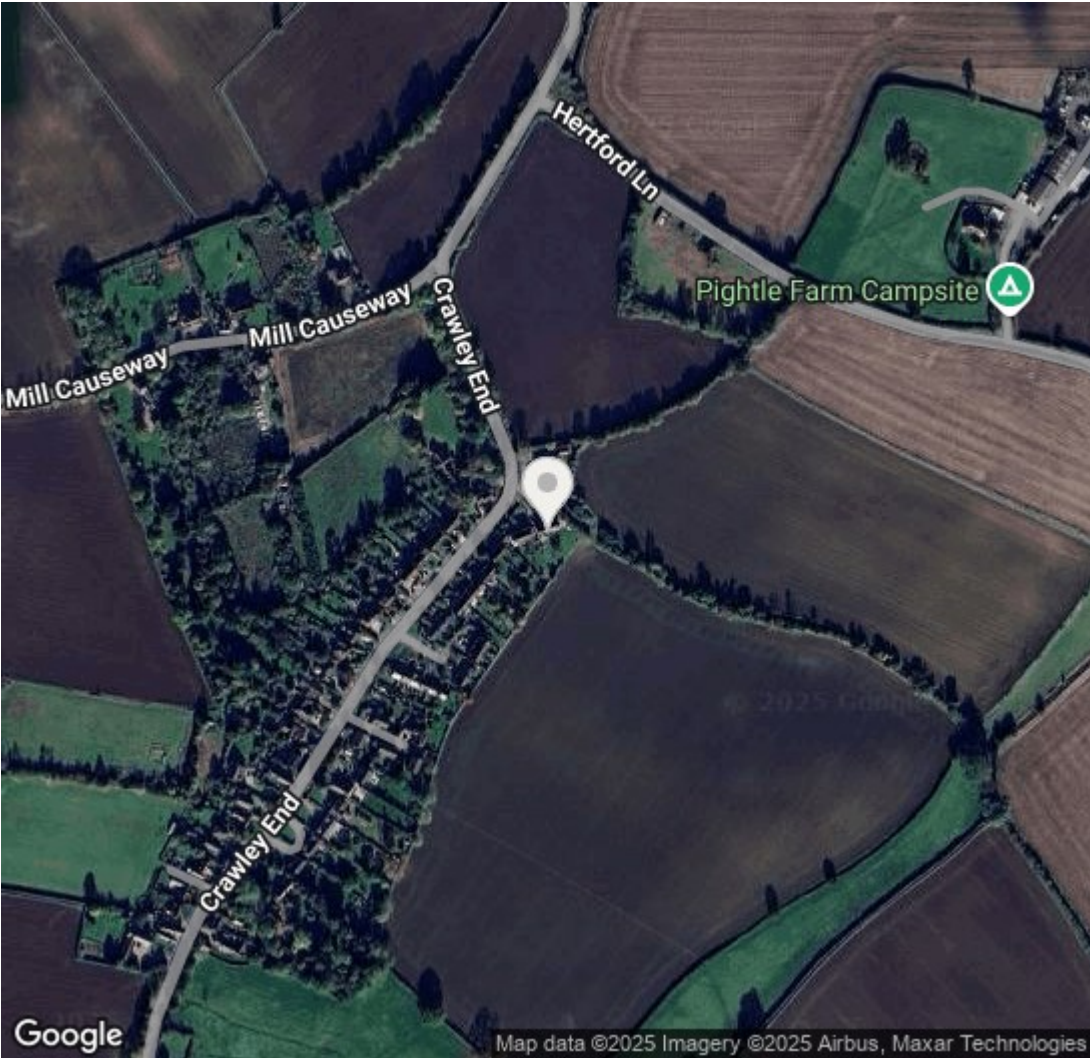




| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   | 71                      | 80  |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |



Guide Price £565,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – Uttlesford







## Approximate Gross Internal Area 1776 sq ft - 166 sq m

Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 694 sq ft – 65 sq m

Second Floor Area 169 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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