



Crawley End, Chrishall Royston Guide Price £290,000 **Freehold**



Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered chain free
- Two double bedrooms

A well-presented two double bedroom semi-detached home situated in the picturesque village of Chrishall and offered to the market chain free.

The accommodation comprises a welcoming lounge, a spacious kitchen/diner and a convenient downstairs cloakroom. A side hallway provides access to a useful lean-to storage area. The property also offers excellent potential to extend and further improve, subject to the necessary planning permissions.

Upstairs features two generous double bedrooms and a modern shower room.

Externally, the property boasts a gorgeous south-east facing rear garden with both lawn and patio areas, ideal for relaxing and entertaining. To the front there is an additional lawned area and ample driveway parking.

The popular and picturesque village of Chrishall boasts its own church, inn and primary school with adjoining preschool. 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.

ROOMS:

Door to:

Hallway

Understairs storage cupboard.

Cloakroom

Living Room

3.30m x 2.70m

10'10" 8'10"

Kitchen/Diner

5.30m x 2.70m

17'5" x 8'10"

Storage/Lean To

2.40m x 1.90m

7'10" x 6'3"

Landing

Access to loft.

Bedroom One

3.87m x 3.00m

12'8" x 9'10"

Plus built in wardrobes and storage cupboard.

Bedroom Two

3.43m x 3.10m

11'3" x 10'2"

Shower Room

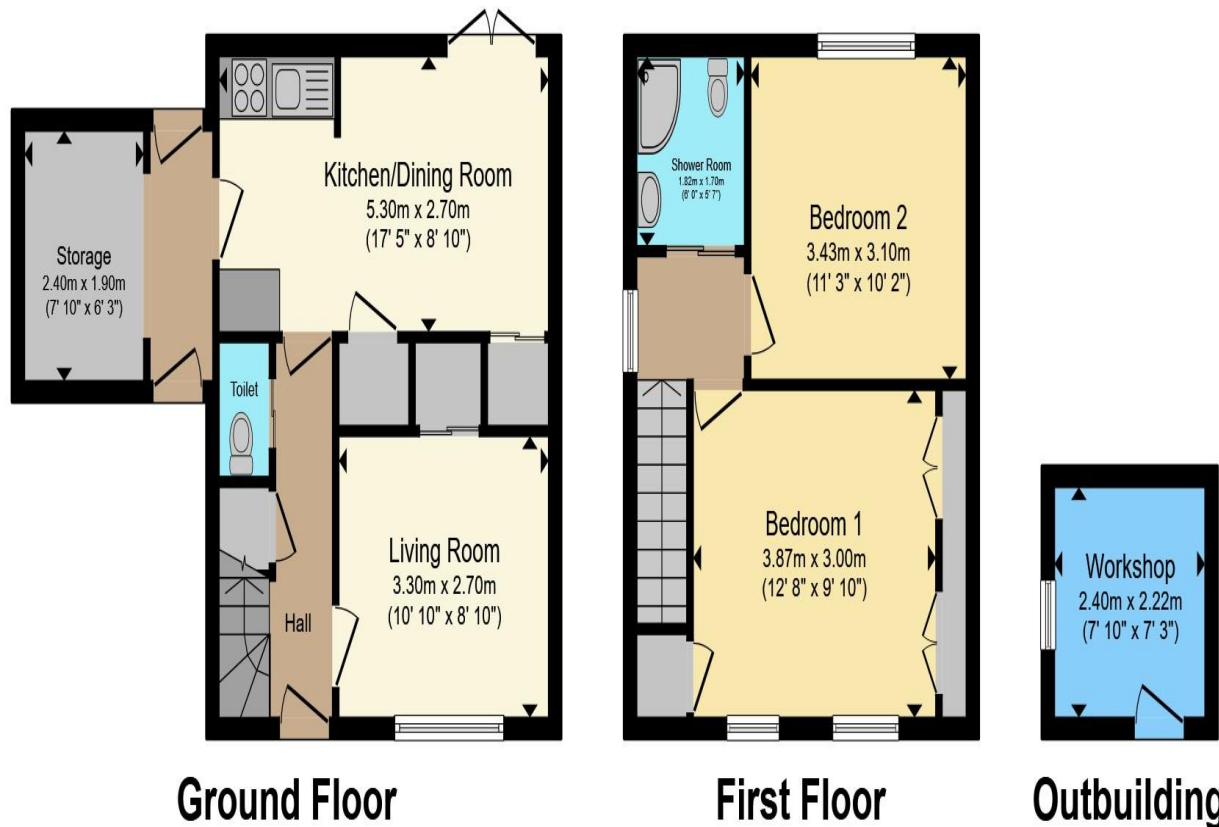
Garden

Southeast facing large rear garden with lawn and patio area. Workshop.

Front

Lawn area and driveway parking.





Total floor area 79.4 sq.m. (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Auctioneer's Comments

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