



High Street, Chrishall, SG8 8RP

CHEFFINS

High Street

Chrishall,
SG8 8RP

- 0.25 of an acre plot
- Delightful views
- Three bedrooms
- Air source heat pump
- No upward chain
- Scope to extend STPP

A three bedroom semi-detached home set within a generous 0.25 acre plot, enjoying delightful views over the adjoining countryside. The property benefits from a large driveway, double garage and generous rear garden, with scope to extend or potentially create a new dwelling, subject to the necessary planning consents. Offered for sale with no upward chain.

3 1 2

Guide Price £475,000





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.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

SITTING ROOM

Window to the front aspect and feature fireplace with open fire.

DINING ROOM

Glazed sliding doors opening to the rear garden. Opening to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, space for cooker and fridge and built-in pantry cupboard. Window to the rear aspect and glazed door to:

UTILITY/BOOT ROOM

Window to the rear aspect and part-glazed external door. Stainless steel sink and space for freezer, washing machine and tumble dryer.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in airing cupboard and access to the loft space. Window to the side aspect.

BEDROOM 1

Window to the front aspect and fitted wardrobes.

BEDROOM 2

Window to the rear aspect and fitted wardrobe.

BEDROOM 3

Window to the front aspect.

SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, shower enclosure and obscure glazed window to the rear aspect.

SEPARATE WC

Comprising low level WC and obscure glazed window to the side aspect.

OUTSIDE

The property enjoys a generous plot of approximately 0.25 of an acre. Accessed via a block paved driveway which provides off-street parking for several vehicles and access to the double garage. The front garden is laid to lawn with hedges bordering, with gated side access to the rear garden which is predominantly laid to lawn with a range of mature fruit trees, a central flowerbed and pond. The garden enjoys pleasant views over the adjoining countryside to the rear.

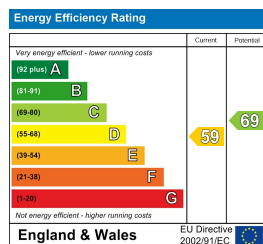
DOUBLE GARAGE

With roller shutter doors, window and personal door to the rear, power and lighting connected.

VIEWINGS

By appointment through the Agents.





Guide Price £475,000

Tenure - Freehold

Council Tax Band - D

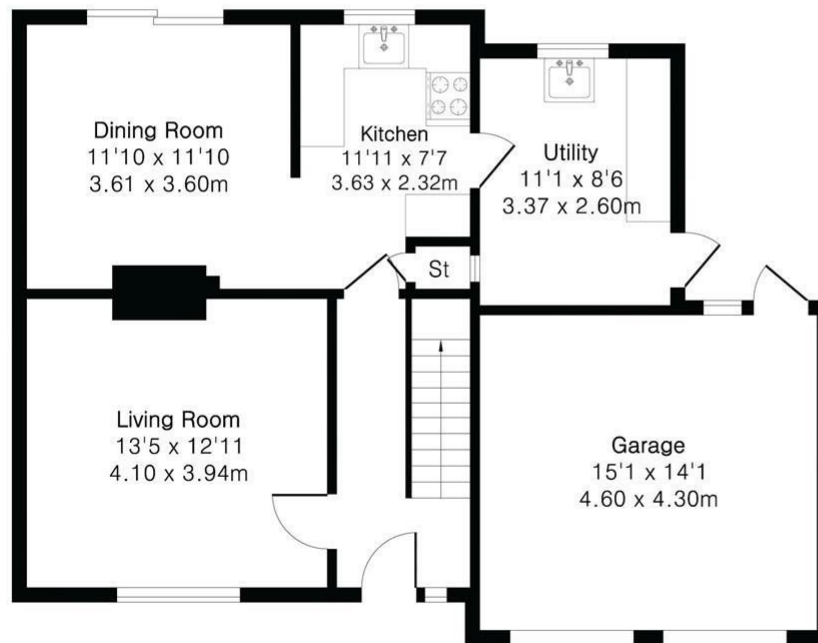
Local Authority - Uttlesford

Approximate Gross Internal Area 1099 sq ft - 102 sq m (Excluding Garage)

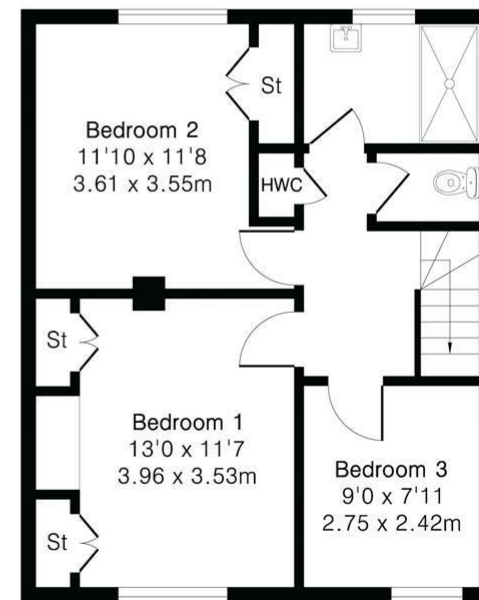
Ground Floor Area 599 sq ft - 56 sq m

First Floor Area 500 sq ft - 46 sq m

Garage Area 213 sq ft - 20 sq m



Ground Floor



First Floor

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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



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