

Tall Trees, Crawley End, Chrishall, Royston,
SG8 8QL

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Tall Trees

Crawley End | Great Chrishall| SG8 8QL

Guide Price £625,000

- Spacious dual-aspect living room features exposed-brick fireplace
- Bright conservatory opens directly onto the rear garden
- Well-appointed kitchen boasts shaker cabinetry and integrated appliances
- Three comfortable double bedrooms occupy the first floor
- Contemporary family bathroom includes bath and separate shower
- Generous gravel driveway leads to a detached garage







The Property

This well-presented three-bedroom detached home offers versatile family living space. The ground floor features a dual-aspect living room, family room, well-appointed kitchen, conservatory, and shower room. Upstairs are three double bedrooms and a contemporary family bathroom. Outside, a generous gravel driveway and detached garage complement an enclosed rear garden with an expansive paved terrace and lawn.

The Setting

Situated along a peaceful lane on the edge of the highly sought-after village of Chrishall, Tall Trees enjoys a quintessential rural setting with a well-regarded primary school, village hall, recreation ground, and traditional country pub on its doorstep, while sitting just a ten-to-eleven-minute drive from the historic market towns of Saffron Walden and Royston, where mainline stations at Royston (around 10 minutes by car) and Audley End (around 9 minutes) offer direct rail links into London King's Cross from 37 minutes and London Liverpool Street from 55 minutes.

The Accommodation

The front door opens into a welcoming entrance hall with stairs rising to the first floor, understairs storage, and access to a convenient ground-floor shower room/WC. To the right sits an impressive, dual-aspect living and dining room extending over twenty feet in length, finished with stylish herringbone-style flooring, a feature exposed-brick fireplace with a timber mantel, and ample space for both relaxed seating and formal dining. Glazed double doors open directly from the living room into a bright, pitched-roof conservatory with tiled flooring and French doors leading out onto the rear garden. To the left of the hallway lies a well-appointed kitchen fitted with a comprehensive range of shaker-style cabinetry, contrasting dark worktops, tiled splashbacks, an integrated eye-level oven and microwave, space for







appliances, and a glazed door providing external side access. Completing the ground floor is a versatile, rear-facing family room featuring matching herringbone flooring and a bold accent wall, offering an ideal snug, playroom, or home office.

Stairs rise from the entrance hall to a bright, traditional first-floor landing featuring exposed wooden flooring and wainscot panelling. The principal bedroom is a spacious double room featuring plush carpeting and built-in wardrobes. Bedroom two is another well-proportioned double room with neutral decor, while bedroom three provides a comfortable third double room currently styled with a vibrant red feature wall. Completing the upper floor is a luxurious, contemporary family bathroom finished with marble-effect tiling and elegant gold-accented fixtures, comprising a walk-in shower enclosure, a panelled bath, a vanity unit with a countertop wash basin, and a hidden-cistern WC.

Outside

The property is approached via a generous gravel driveway providing extensive off-street parking for multiple vehicles, framed by mature trees, established hedging, and a raised brick flowerbed to the front elevation. To the left-hand side sits a detached garage featuring a roller door, power, and an adjoining storeroom. A contemporary slatted timber side gate opens onto an expansive, paved sun terrace, ideal for al fresco dining and entertaining, shaded in part by a handsome mature tree. Beyond the patio, the garden opens onto a level, manicured lawn enclosed by smart rendered-pillar and horizontal timber-slatted fencing, complete with a raised timber planter abutting the conservatory.

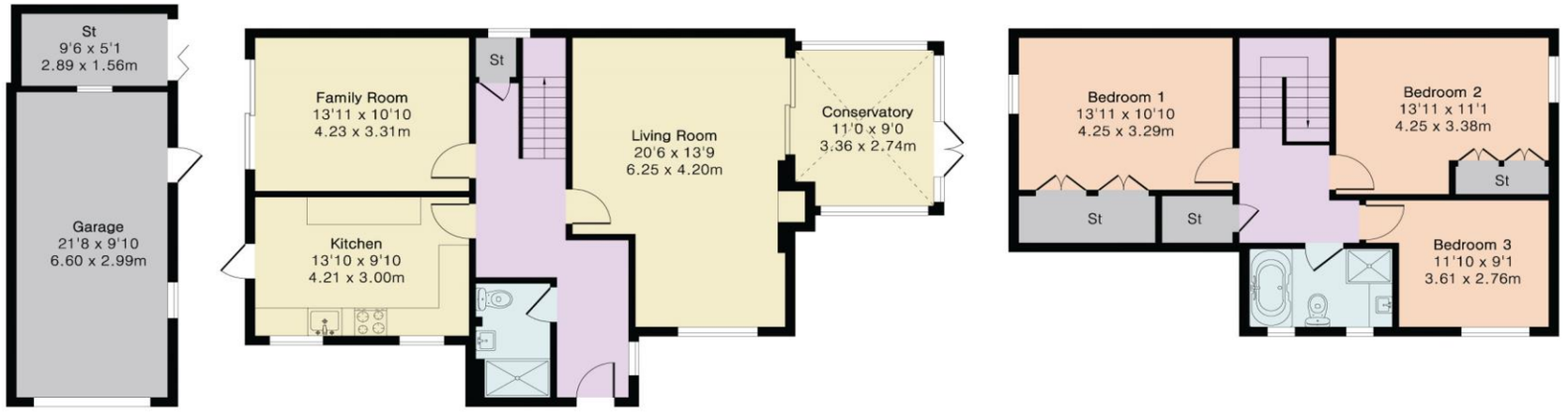
Services

Mains electric, water and drainage are connected. Oil heating. Ultrafast broadband is available and mobile signal is likely.

Tenure –Freehold
Property Type –Detached
Property Construction –Brick and Tile
Local Authority –Uttlesford District Council
Council Tax–E



Approximate Gross Internal Area 1485 sq ft - 138 sq m
(Excluding Garage)
Ground Floor Area 870 sq ft – 81 sq m
First Floor Area 615 sq ft – 57 sq m
Garage Area 265 sq ft – 25 sq m



Garage Ground Floor First Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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