



Hollow Road, Chrishall, SG8 8RJ

CHEFFINS

Hollow Road

Chrishall, Chrishall,
SG8 8RJ

A charming, recently refurbished double bedroom cottage in an idyllic spot with gardens and off street parking. Available now on an unfurnished basis. EPC Rating D and Council Tax band B

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, Cambridge, the M25 and the North.



£1,075 PCM





GROUND FLOOR

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop over with large stainless steel sink unit and mixer taps, electric hob with extractor fan over, integrated oven, space and plumbing for washing machine and space for fridge/freezer.

Cupboard housing the oil fired boiler and three double glazed windows, one to the front aspect and two to the side aspect.

RECEPTION ROOM

Carpeted throughout with a large built in bookshelf and storage cupboard and a large double glazed window to the front aspect.

FIRST FLOOR

BEDROOM

Carpeted throughout with built in wardrobe, large double glazed window to the front aspect. Leading into:

EN SUITE SHOWER ROOM

Three piece suite comprising built in shower cubicle, vanity unit with ceramic sink and stainless steel mixer taps over, low level WC, wall mounted heated towel rail, extractor fan and double glazed window to the side aspect.

OUTSIDE

There is a landscaped garden and off street parking.

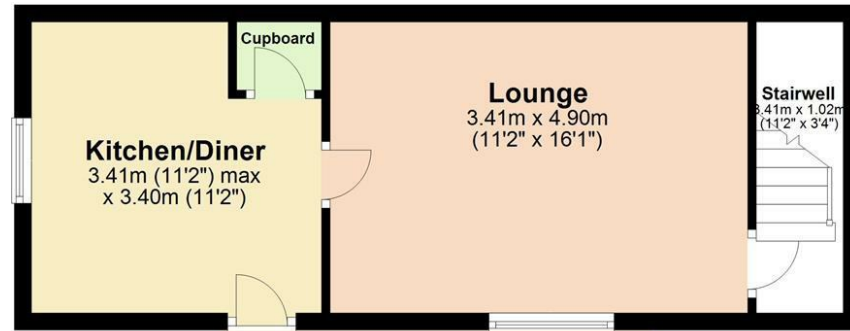
VIEWINGS

Strictly by appointment through the Agents.



Ground Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



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First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 56.1 sq. metres (603.6 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,075 PCM
Council Tax Band – B
Local Authority – Uttlesford



Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk

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.