



Crawley End, Chrishall, SG8 8QJ

CHEFFINS

Crawley End

Chrishall,
SG8 8QJ

- Detached chalet-style home
- Versatile accommodation
- Generous plot of approx. 0.35 of an acre
- Three double bedrooms & two shower rooms
- Established, west-facing garden & ample off-street parking
- Planning Permission to extend
- No upward chain

A detached, chalet-style home set on a generous third of an acre plot within a sought-after village. The property offers spacious and versatile accommodation, together with ample off-street parking and private, west-facing garden with outbuilding/studio. In addition, there is approved Planning Permission to extend. Offered chain free.

3 2 1

Guide Price £520,000





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 PORCH

Entrance door, windows to the side aspects and glazed door to:

LOUNGE

Bay window to the front aspect, further window to the side aspect, feature fireplace with wood burning stove, staircase rising to the first floor and doors to adjoining rooms.

KITCHEN

Fitted with base and eye level units with worktop over, sink unit, space for oven and fridge, space and plumbing for washing machine and dishwasher. Door to airing cupboard and opening to:

CONSERVATORY

Windows to the side and rear aspects and French doors opening to the garden.

SHOWER ROOM

Wet room comprising ceramic wash basin with vanity unit beneath, low level WC, shower area with electric shower, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM 1

Window to the front aspect.

BEDROOM 2

Glazed French doors to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and window to the rear aspect.

BEDROOM 3

Windows to the front and rear aspects.

SHOWER ROOM

Comprising pedestal wash basin, low level WC, shower enclosure, built-in eaves/loft storage and windows to the front and rear aspects.

OUTSIDE

To the front of the property is a driveway providing off-street parking with an adjoining garden which is laid to lawn with hedges bordering. There is side access to the rear garden which is predominantly laid to lawn with a decking area for al fresco entertaining and trees and hedges bordering.

OUTBUILDING/STUDIO

Offering a multitude of uses. Glazed door and window to the side aspect.

PLANNING PERMISSION

The property has approved Planning Permission to raise the roof to create additional living accommodation; an additional reception room and open plan kitchen/diner to the ground floor and four bedrooms and bathroom to the first floor. Full details can be found on the Uttlesford Planning website under reference UTT/25/2225/HHF.

VIEWINGS

By appointment through the Agents.





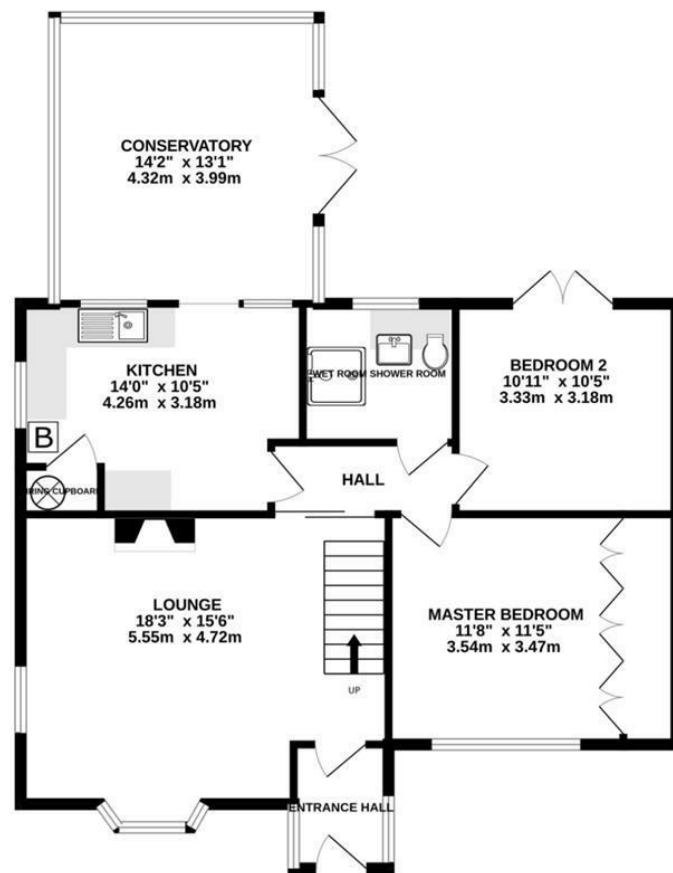
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	32	70
England & Wales	EU Directive 2002/91/EC	

Guide Price £520,000

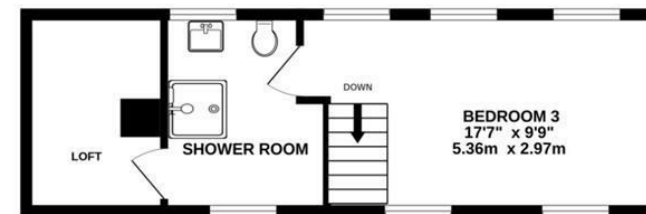
Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford



GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.

TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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>.

8 Hill Street, Saffron Walden, 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.

