



Crawley End, Chrishall, SG8 8QJ

CHEFFINS

Crawley End

Chrishall,
SG8 8QJ

- Substantial, detached residence
- Approx. 0.35 of an acre
- Spacious open plan kitchen/dining room
- Beautifully presented throughout
- Detached double garage & workshop/store
- Sought-after village location

An impressive, detached house set in a sought-after village. The property enjoys beautifully presented accommodation throughout, together with a generous, mature plot including a delightful garden and a detached double garage with adjoining workshop.

4 3 2

Guide Price £875,000





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**

Obscure double glazed entrance door, staircase rising to the first floor with half landing double glazed window and cupboard below, built-in coats cupboard and additional built-in storage cupboard.

SITTING ROOM

A well-proportioned, dual aspect reception room with double glazed window to the front aspect and a pair of double glazed doors with adjoining full height double glazed panels providing views and access to the terrace and garden beyond. Oak flooring and open fireplace with decorative tiled surround and granite hearth.

OFFICE/BEDROOM 5

Double glazed window to the front aspect and oak flooring.

KITCHEN/DINING ROOM

An impressive, spacious room enjoying a good degree of natural light and pleasant views of the gardens via double glazed windows to the front and rear aspects. The kitchen is fitted with an extensive range of base and eye level units with quartz worktops, incorporating a breakfast bar area, butler sink, water softener, integrated Bosch dishwasher, space for range cooker with LPG connection and space for American style fridge freezer.

CLOAKROOM

Comprising low level WC and wash basin.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, space for washing machine and tumble dryer, double glazed window to the side aspect and glazed door to:

REAR LOBBY

Fitted cupboards and double glazed stable door providing access to the terrace and garden.

FIRST FLOOR**LANDING**

Access to the loft space with pull-down ladder.

BEDROOM 1

Double glazed window to the front aspect, wooden flooring and a range of fitted wardrobes. Door to:

EN SUITE

Comprising free-standing roll top bath, vanity wash basin, low level WC, shower enclosure, heated towel rail, part wood panelled walls and obscure double glazed window with fitted shutters. Built-in airing cupboard housing the new hot water cylinder with immersion heater and shelving.

BEDROOM 2

A large bedroom with oak flooring and double glazed window to the rear aspect enjoying a pleasant outlook over the mature garden and partial views over the adjoining countryside. Fitted with an extensive range of wardrobes. Door to:

EN SUITE

Comprising large shower enclosure, vanity wash basin, WC with hidden cistern, heated towel rail, tiled flooring with underfloor heating and obscure double glazed window with fitted shutters.

BEDROOM 3

Double glazed window to the front aspect and wooden flooring.

BEDROOM 4

Double glazed window to the rear aspect with views over the garden and wooden flooring.

BATHROOM

Suite comprising panelled bath, separate shower enclosure, vanity wash basin, WC with hidden cistern, heated towel rail, tiled flooring with underfloor heating and Velux skylight.

OUTSIDE

The property is set in a generous, mature plot of approximately 0.35 of an acre. To the front of the property is an established Yew hedge and block paved driveway providing off-street parking, with pathways leading to the front and rear garden with adjoining well-stocked flower and shrub beds. To the side of the property is a gravelled driveway providing access to the rear gates, in turn leading to a further block paved driveway and detached double garage. The rear garden has been lovingly cared-for over a number of years by the current owners. Adjoining the rear of the property is a paved terrace, which in turn leads to a beautiful garden, mainly laid to lawn with well-stocked flower and shrub borders and mature trees. Towards the end of the garden is a pathway which leads to a pergola and further entertaining space with a mature vine. Beyond the pergola is a timber summerhouse.

GARAGE & WORKSHOP

A large, detached double garage with up and over door, power and lighting connected, and an adjoining workshop and store. The building could be easily part-converted into a garden office, studio or annexe, dependent upon needs and relevant approval.

VIEWINGS

By appointment through the Agents.











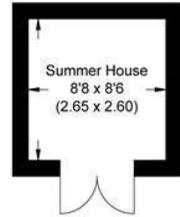
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £875,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



Approximate Gross Internal Area
 202.80 sq m / 2182.92 sq ft
 (Excludes Outbuilding & Summer House)
 Outbuilding Area 55.57 sq m / 598.15 sq ft
 Summer House Area 6.89 sq m / 74.16 sq ft



 = Restricted Head Height



Illustration for identification purposes only, measurements are approximate, not to scale.



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: 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.

