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RESIDENTIAL & COMMERCIAL AGENTS



**2 Engleric**  
Crawley End | Chrishall | Essex | SG8 8QZ  
**Guide Price: £875,000**



# A surprisingly spacious 4 bedroom detached family home, occupying a generous corner plot within this well-established cul de sac and enjoying stunning countryside views to the rear.

## Accommodation

2 Engleric is a well presented and extremely well appointed 4 bedroom detached family home, providing flexible living space and boasting a wonderful corner plot with stunning gardens, wrapping around side and rear of the property and enjoying truly stunning, far-reaching views over the surrounding rolling countryside. The property is ideally situated in the heart of this much sought-after village, and just a short walk to the highly regarded primary school and thriving local pub. In detail the accommodation comprises:-

On the ground floor the property benefits from a spacious entrance lobby with a large storage cupboard and internal glazed doors leading to the hallway, with stairs leading to the first floor and doors leading to, a cloakroom, including a shower, WC and hand wash basin. Double doors lead to sitting room, which is a generous dual aspect room with bay window to the front aspect, log burner and bi-folding doors leading to the rear garden. Doors from the hallway also provide access to the open plan Kitchen/Breakfast Room.

The shaker style kitchen is fitted with a matching range of base and eye level units with solid oak work surfaces over incorporating a ceramic sink unit. Integrated appliances include electric hob, oven, extractor fan, dishwasher and fridge. A central island provides plenty of preparation space. Further, a utility room provides space and plumbing for a fridge/freezer and washer/dryer. The dining area benefits from french doors leading to the patio area. Amtico flooring is a feature of the kitchen and dining area.

Leading off from the kitchen is a side lobby with fitted storage, sliding glazed doors leading out to the rear garden, and doors leading to a cloakroom with WC, wash hand basin. A study with window to the rear aspect, and a good size snug/family room with dual aspect including bi-folding doors leading out to the rear garden and benefitting from a log burning stove. Both the living room and family room benefit from oak wood flooring.

On the first floor the property benefits from 4 double bedrooms including a principal bedroom with a large amount of built-in storage, a beautifully refurbished en suite with a shower cubicle, a stylish free-standing bath, vanity sink unit and WC. The second double bedroom also benefits from built in storage and window to front aspect. Both bedroom three and four have built in storage and views to the rear. There is also a family bathroom fitted with a panel bath, wash hand basin and WC with window to the rear aspect, with all rooms set off a

spacious landing area with window to the front aspect.

## Outside

The property is set in the corner of this well-established residential cul de sac and benefits from a generous plot. To the front of the property from a paved driveway providing off road parking and access to a double garage. A substantial and well-maintained rear garden, laid mainly to lawn is a real highlight of this property. There is a good size paved terrace off the rear of the property which is the perfect spot to sit and take in the wonderful far reach countryside views.

## Features

- A spacious family home set in this highly regarded village
- Flexible living accommodation on the ground floor with 4 double bedrooms on the first floor including principle bedroom with En Suite Shower Room.
- Generous plot with truly stunning views over the surrounding rolling countryside.
- Flexible ground floor accommodation with potential annexe.
- For the commuter, the house is conveniently located for access to main line train stations Audley End (Liverpool St) & Royston (Kings Cross).
- Conveniently located also to access Cambridge and the M11 for Stansted Airport.
- Council Tax: Band G
- EPC RATING: Band E

## Location

The popular and picturesque village of Chrishall has its own church, inn and primary school with adjoining preschool. 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.

## Services

All main services are connected, central heating oil fired.



Total area: approx. 196.2 sq. metres (2112.0 sq. feet) excluding double garage

Floor Plan measurements are approximate and are for illustrative purposes only.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



