Crawley End, Chrishal, Royston £440,000 **Freehold**

Kevin Henry

Key Features

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- Very well presented
- Three bedrooms
- Three reception rooms
- Modern kitchen and bathroom
- Utility Room and WC

This very impressive and extended three-bedroom house provides exceptional living space to include two reception rooms plus dining room and useful utility room and downstairs WC. French doors open from the rear reception room into the garden which is perfect for entertaining or relaxation with views to the countryside.
The well-equipped kitchen benefits from excellent storage space.
Upstairs are three good size bedrooms and impressive family bathroom plus access to the loft with pull down ladder providing extra storage space.
This ideal purchase can be your future family home so please call Kevin Henry to book your viewing!
The popular and picturesque village of Chrishall boasts 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

Short Description:
Situated in the sought after village of Chrishall, this immaculately presented three bedroom house provides excellent living space with a backdrop to beautiful countryside views.

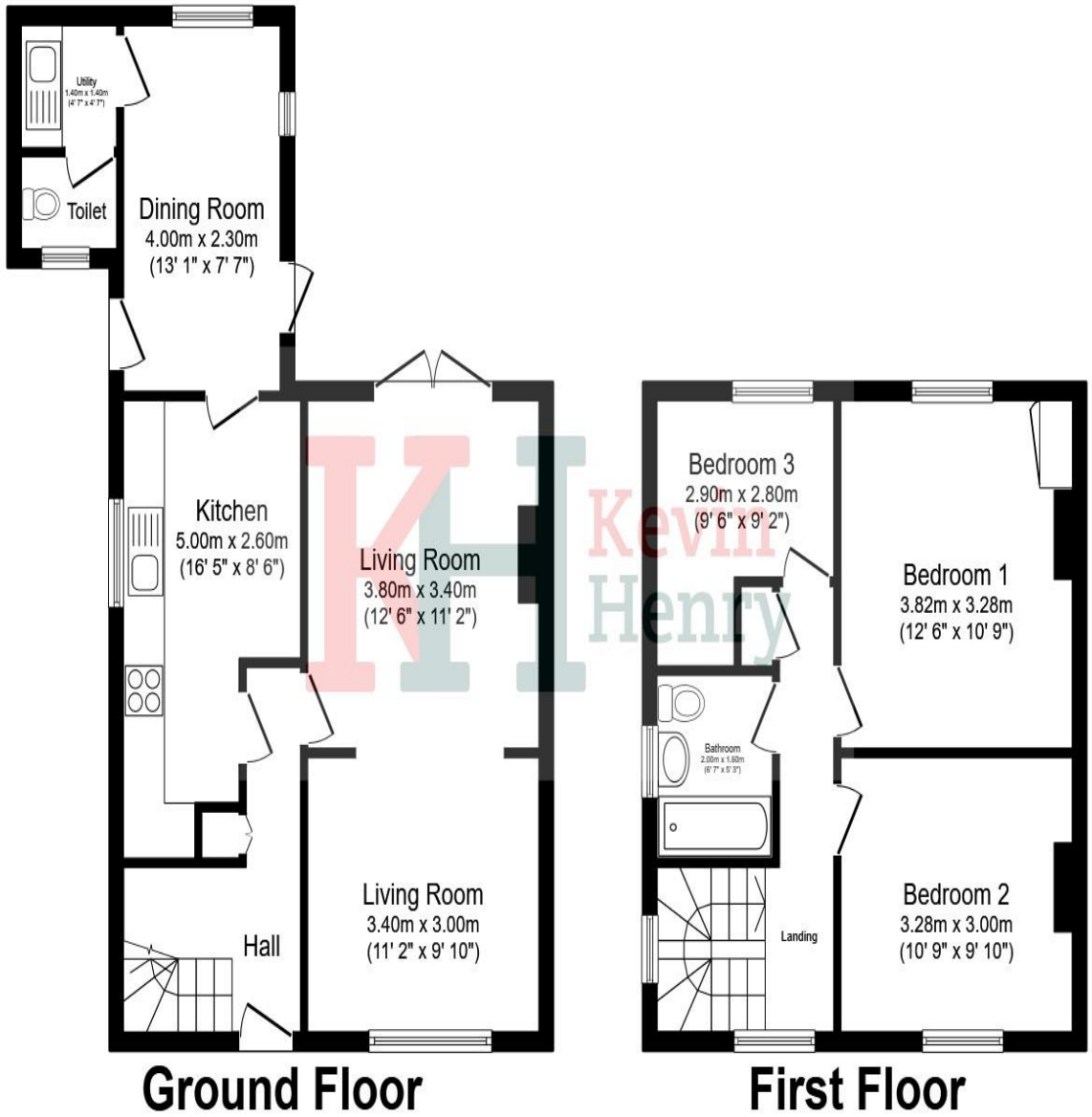
Door to:
Hallway
Storage cupboard.

Living Room
11'2 x 9'10
3.40m x 3/.00m

Reception Room
12'6 x 11'2
3.80m x 3.40m

Kitchen
16'5 x 8'6 max
5.00m x 2.60m

Dining Room



13'1 x 7'7
4.00m x 2.30m

Utility Room

Downstairs WC

Landing
Storage cupboard and access to partly boarded loft with pull down ladder.

Bedroom One
12'6 x 10'9
3.82m x 3.28m

Bedroom Two
10'9 x 9'10
3.26m x 3.00m

Bedroom Three
9'2 x 8'6 max
2.90m x 2.80m

Bathroom
Garden
Good size rear garden with patio and lawn with fantastic views to fields.

Front
Lawn area and parking for up to three cars.

To view this property call Kevin Henry on: 01799 513632

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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