



Guide Price: £350,000

CRAWLEY END, CHRISHALL, HERTFORDSHIRE SG8 8QL



An opportunity to purchase a two bedroom semi-detached family home situated in a popular rural location. The property benefits from a good size plot and offers potential to extend subject to planning consent.

* Semi-detached Family Home * Two Bedrooms * First Floor Family Bathroom * Lounge * Kitchen/ Diner * Separate Utility Room * Part uPVC Windows * Oil Fired Central Heating to Radiators * Good Size Plot * Front, Side, Rear Gardens * Parking for Many Vehicles * Rural Location * Potential to Extend Subject to Planning Consent * Internal Viewing Recommended *

to side. Half glazed wooden door to outside.

Half glazed entrance door to:

ENTRANCE HALL:

Stairs to first floor. Radiator. Doors to:

CLOAKROOM:

Low level w.c. Wash hand basin. Tiled splash backs. Radiator. Tiled floor. Obscured glazed uPVC window to side.

LOUNGE:

13' 8" x 12' (4.17m x 3.95m) Feature fire surround. Television aerial point. Coved ceiling. Radiator. uPVC window to front.

KITCHEN/ DINER:

15' 3" x 8' 10" (4.66m x 2.68m) A range of wall and base units. One and half sink and drainer unit. Mixer taps. Worktops. Tiled splashbacks. Space for cooker. Extractor hood over. Space for dishwasher. Pantry With shelves. Further storage cupboard with shelves. Feature fire surround. Tiled floor. uPVC windows to rear. Door to:

UTILITY ROOM:

9' 2" x 5' 7" (2.8m x 1.7m) Floor mounted oil fired boiler serving central heating and hot water. Space for fridge freezer. Plumbing for washing machine. Access to loft space. Tiled floor. Wooden single glazed window

FIRST FLOOR LANDING:

Access to loft space. Airing cupboard with cylinder and shelves over. uPVC window to side. Doors to:

BEDROOM ONE:

16' 7" x 10' 4" (5.06m x 3.16m) Coved ceiling. Radiator. Storage cupboards. Two uPVC windows to front.

BEDROOM TWO:

8' 11" x 7' 11" (2.73m x 2.41m) Radiator. Wood laminate flooring. uPVC window to rear.

01763 247788
Estate House, Fish Hill, Royston, SG8 9LD
E: sales@marshallsproperties.co.uk
www.marshallsproperties.co.uk





Wittlesford
Royston

6.5 miles
9.8 miles



Chrishall Primary
Chrishall Secondary

0.5 miles
0.5 miles



M 11 5.1 miles
A1 (M) 18.1 miles



Addenbrooks 12.4 miles
Lister 21.7 miles

BATHROOM:

White suite comprising panel enclosed bath. Tiled surround. Low level w.c. Pedestal wash hand basin. Tiled surround. Radiator. Inset spotlights. Obscured uPVC window to rear.

OUTSIDE:

REAR GARDEN:

A good sized rear garden. Mainly laid to lawn with mature flower and shrub borders. Mature fruit trees. Garden sheds and greenhouse. Oil tank. Fence boundaries.

SIDE GARDEN:

Mainly laid to lawn. Hedge boundary.

FRONT GARDEN:

Mainly laid to lawn. Flower and shrub borders. Concrete path to front door. Driveway with parking for many vehicles leading to wooden five bar gate and further parking. Garage with double doors.

COUNCIL TAX:

Band C.

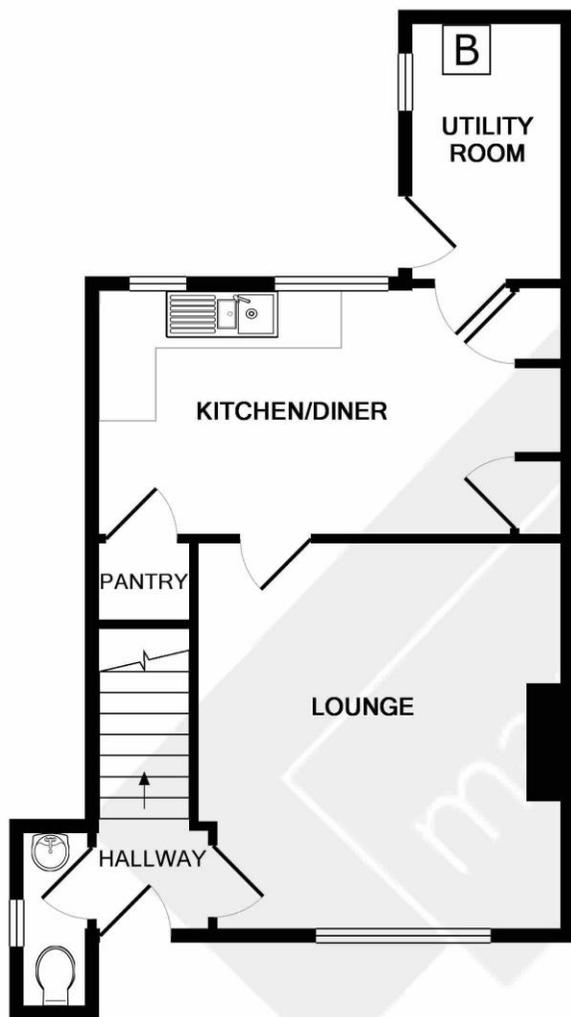
VIEWING :

Strictly by appointment only via Marshalls, please call our office on 01763 247788.

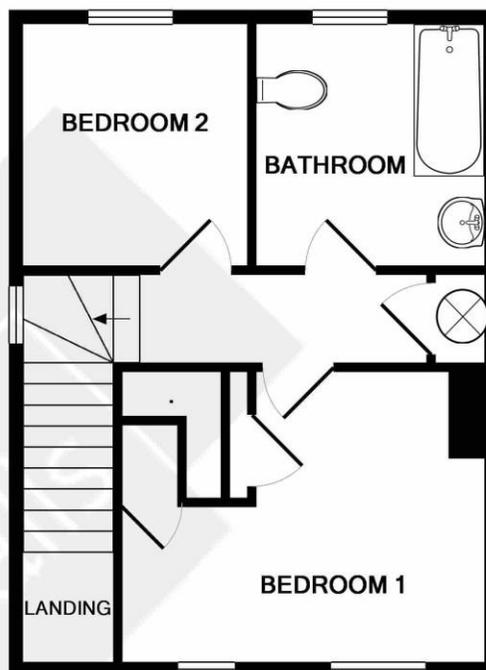
FINANCIAL ADVICE :

Stephen Graham via an independent Mortgage Advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.





GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018



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	44	
1-20	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38	
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

ed by a qualified person
scale and their accuracy

