



Plot 6 - The Crawford, Helions Road,
Steeple Bumpstead, CB9 7DU

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Asking Price: £570,000
Freehold



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****STAMP DUTY PAID ON NEW RESERVATIONS TAKEN or PART EXCHANGE AVAILABLE (T's & C's apply) and 50% NOW SOLD****
EPC Band B

The Crawford is an impressive and imposing four bedroom home with impressive lounge, kitchen/dining room, utility and study, the perfect property for families or for buyers wanting to be "nestled" within lush green undulating landscape whilst maintaining easy access to Saffron Walden and Cambridge. Perfect for buyers who are wanting to work from home and want easy access to the surrounding countryside. Outside there are secluded gardens and garage with driveway parking

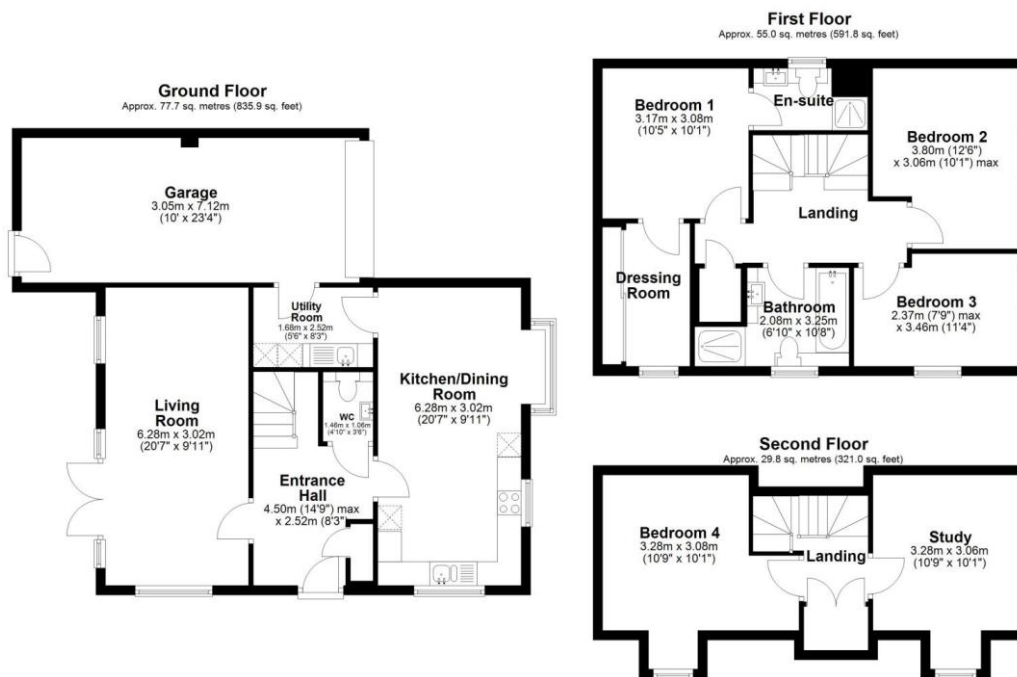
The property has a fantastic feeling of light and space throughout and is situated over three floors to include a generous sized separate study and dressing room plus en-suite to main bedroom. Reeds Place is an exclusive collection of just eight four bedroom homes and one three bedroom bungalow with secluded gardens and easy access to the surrounding countryside. Estimated service charge is £536 per annum. Photos are for representation only.



4 Bedroom Link Detached Property
En-suite and dressing room to main bedroom
Set over 3 Floors
Large separate study
Spacious living area
Open plan kitchen/diner
Garage
Garden
1533 Sq Ft (Excluding Garage)
EPC Band B

ADDITIONAL INFORMATION

Surrounded by vast expanses of open farmland extending as far as the eye can see, the tranquil community of Steeple Bumpstead offers quintessential village living in a delightful rural setting. Located in the top northwest corner of Essex, close to the county boundaries with Cambridgeshire and Suffolk, the village's picturesque combination of historical timbered, red brick and thatched cottages belie its wealth of modern amenities.



Total area: approx. 162.5 sq. metres (1748.7 sq. feet)

Kitchen/Dining Room

20'7" x 10'10" (6.27m x 3.3m)

Living Room 20'7" x 10'10" (6.27m x 3.3m)

Study 10'9" x 10'1" (3.28m x 3.07m)

Utility Room 8'3" x 4'11" (2.51m x 1.5m)

Garage 23'4" x 10' (7.1m x 3.05m)

Bedroom 11' x 10'7" (3.35m x 3.23m)

Bedroom 12'6" x 11' (3.8m x 3.35m)

Bedroom 9'8" x 7'9" (2.95m x 2.36m)

Bedroom 10'7" x 7'6" (3.23m x 2.29m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 plus VAT (£72 inc VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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