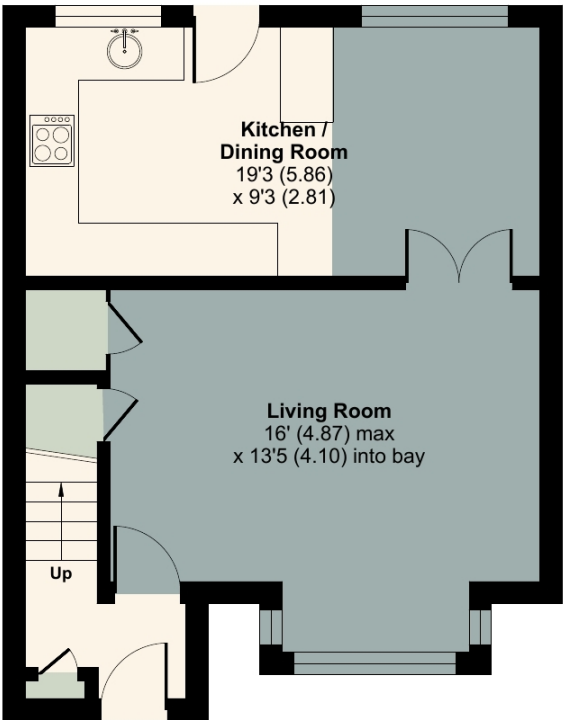


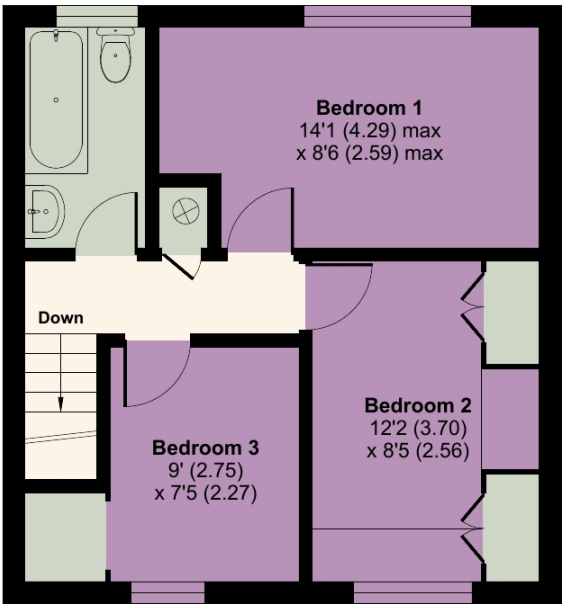


Approximate Area = 826 sq ft / 76.7 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 967 sq ft / 89.8 sq m
For identification only - Not to scale

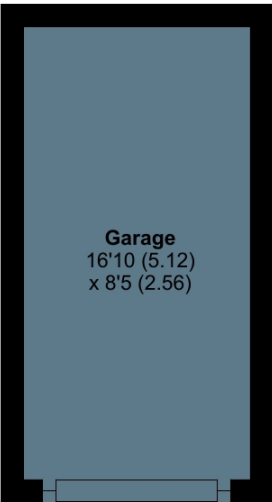
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1364687



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

Situated in a quiet cul-de-sac, this well-located home offers easy access to local amenities and transport links via nearby Hitchin. The property features include a large garden, garage en bloc, and no upward chain – a great opportunity to buy in the popular village of Shillington

- Offered with no upward chain
- Westerly facing large rear garden
- Garage en bloc
- 19ft Kitchen/Diner with door onto the rear garden
- Well regarded local schools

Ground Floor

Living Room

16' 0" x 13' 5" (4.88m x 4.09m) into bay. Front door leading into living room. Double glazed bay window to front fitted with venetian blind. Wood effect flooring. Door to low level storage cupboard.

Kitchen/Diner

19' 3" x 9' 3" (5.87m x 2.82m) Double glazed window to rear. Half glazed door leading to rear garden. A range of wall and base units with complementary worksurfaces over. Stainless steel sink with drainer fitted with swan neck mixer tap over. Integral oven with electric hob & stainless steel extractor over. Integral fridge freezer. Space & plumbing for washing machine. Ceramic tiled flooring. Open plan to:

Dining Area

Double glazed window to rear. Wood effect flooring. Radiator.

First Floor

Landing

Loft access, partially boarded fitted with ladder. Doors leading to all rooms.



Bedroom 1

14' 1" x 8' 6" (4.29m x 2.59m) Double glazed window to front. Built in wardrobes with overhead storage and drawer pack. Radiator.

Bedroom 2

12' 2" x 8' 5" (3.71m x 2.57m) Double glazed window to rear. Radiator.

Bedroom 3

9' 0" x 7' 5" (2.74m x 2.26m) Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Three piece suite comprising panel enclosed bath with electric shower over. Pedestal wash hand basin. WC. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Outside

Front Garden

Pathway leading to front door with lawn areas to either side. Gated access leading to rear.

Rear Garden

West facing garden. Patio seating area leading to lawn with established shrubs and trees to borders. Water tap. Side access leading to front aspect.

Garage

16' 10" x 8' 5" (5.13m x 2.57m) Single garage fitted with up & over door.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

