

5, Church View Avenue

Shillington, Hitchin,
Bedfordshire, SG5 3NL

O.I.E.O £525,000

country properties

A beautifully refurbished throughout three-bedroom detached bungalow, offering spacious and versatile accommodation, an integral garage and off-road parking, ideally situated within the highly sought-after village of Shillington on the Bedfordshire/Hertfordshire border.

- Ideal for a range of buyers, including those seeking to downsize
- Countryside walk on your doorstep with access to the rear of the garden
- Private enclosed low maintenance south facing rear garden
- 18ft Living room with double doors into inner lobby with access to bedrooms and bathroom
- Fantastic presentation and condition throughout - just move in!
- Well-regarded village with a traditional rural feel, while remaining within easy reach of major transport links

Ground Floor

Entrance Hallway

Wood effect flooring. Radiator. Double glazed window to rear. Obscure double glazed door onto rear garden. Door to Utility room & garage.

Kitchen

10' 6" x 9' 9" (3.20m x 2.97m) A range of wall & base units with roll edge worktops over & upstands. Inset stainless steel sink & drainer unit with swan neck mixer tap over. Built in eye level electric oven, induction hob with extractor hood over. Integrated fridge. (plumbing available for the installation of an integrated dishwasher). Airing cupboard housing hot water tank. Laminate flooring. Storage cupboard. Double glazed window to rear. Door to Cloakroom

Utility Room

7' 11" x 7' 4" (2.41m x 2.24m) Base units with worktops over & upstands. Space & plumbing for washing machine. Cupboard housing wall mounted gas boiler. Ceramic tiled flooring. Double glazed window to rear.

Cloakroom

Low level WC. Vanity wash hand basin with tiled splashback. Laminate flooring. Glazed door into Living room.







Living Room

18' 4" x 14' 1" (5.59m x 4.29m) Large double glazed patio doors into Conservatory. Wood effect flooring. Two radiators. Wall lights. Glazed double doors into Inner Lobby.

Inner Lobby

Doors leading to Bedrooms & Bathroom. Large storage cupboard with hanging rail. Loft access.

Conservatory

10' 6" x 9' 8" (3.20m x 2.95m) Victorian style Conservatory UPVC double glazed on brick base with double glazed double doors onto rear garden. Wood effect flooring.

Bedroom 1

13' 0" x 9' 8" (3.96m x 2.95m) Double glazed window to front. Radiator.

Bedroom 2

11' 0" x 9' 10" (3.35m x 3.00m) Double glazed window to front. Radiator.

Bedroom 3

9' 10" x 7' 10" (3.00m x 2.39m) Double glazed window to side. Radiator.

Bathroom

Suite comprising: panel enclosed bath with main shower over & glass side screen. Vanity wash hand basin, low level WC. Tiled splashbacks. Ceramic tiled flooring. Vertical radiator. Vaulted ceiling fitted with Velux window.

Outside

Front Garden

Paved driveway provides off road parking for 2 cars. Laid mainly to lawn with flower & shrub border. Service light.

Rear Garden

South facing. Large paved patio area with raised decked patio. Tiered garden enclosed with sleepers housing flower & shrubs with steps up to rear pathway with access to countryside walks.

Garage

17' 2" x 8' 2" (5.23m x 2.49m) Remote controlled roller door. Fitted shelving. Power & light.

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

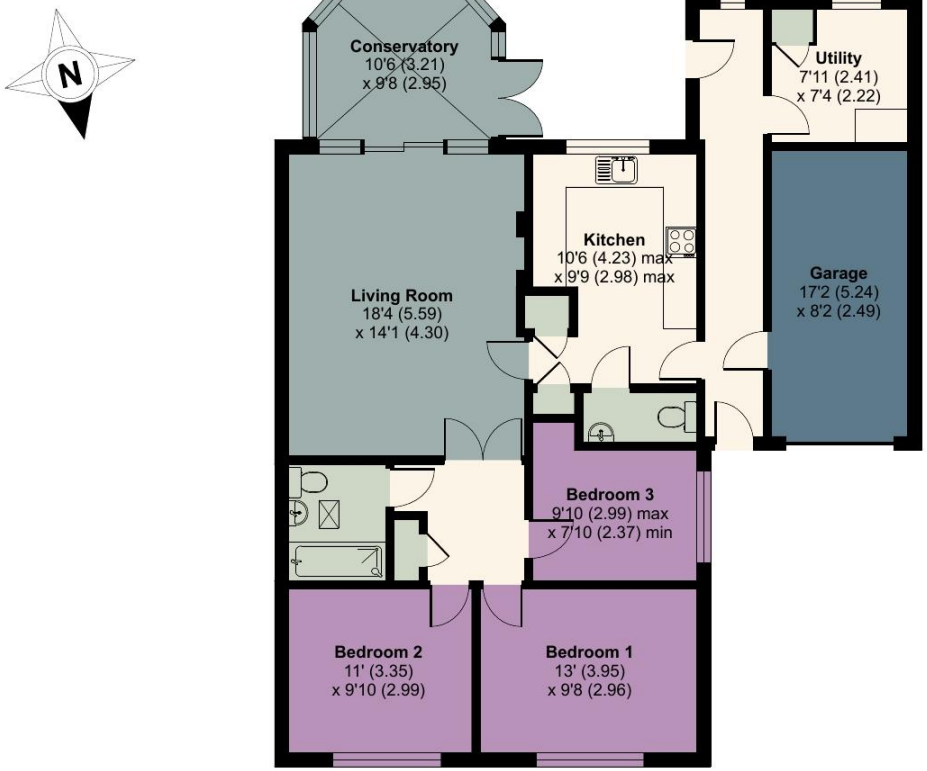




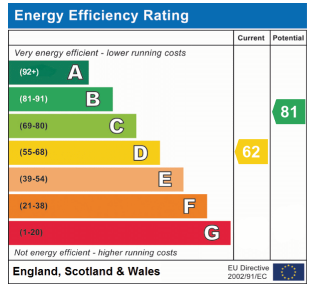


Approximate Area = 1308 sq ft / 121.5 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Country Properties. REF: 1514930

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Viewing by appointment only

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