



Shillington Road

Pirton, Hitchin,
Hertfordshire, SG5 3QJ
Guide Price £330,000

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A charming two bedroom Victorian cottage set within the picturesque and sought after village of Pirton.

The ground floor boasts a bright and airy open plan living/dining space, a fitted kitchen with access through into a shared covered yard with a W.C and a door through to the rear gardens. Upstairs offers a spacious principal bedroom, a single bedroom and a modern fitted bathroom suite.

Outside, the property benefits from an external, brick built utility and storage. The pathway leads to a generous private and enclosed garden backing onto a popular route for countryside walks.

Pirton is steeped in history dating back to Saxon times and lies at the eastern end of the Chiltern Hills. The village is some five miles west of the lovely market town of Hitchin and just 8 miles from the A1(M), south to London and to major cities of the north in the opposite direction.

- Two bedroom Victorian cottage
- Private and enclosed rear garden
- Open plan living/dining room
- Popular village location
- 4.8 miles, 12 min drive to Hitchin train station (as per Google Maps)
- 4.3 miles, 9 min drive to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area
 Ground Floor = 29.2 sq m / 314 sq ft
 First Floor = 28.9 sq m / 311 sq ft
 Outbuildings = 12.7 sq m / 137 sq ft
 Total = 70.8 sq m / 762 sq ft

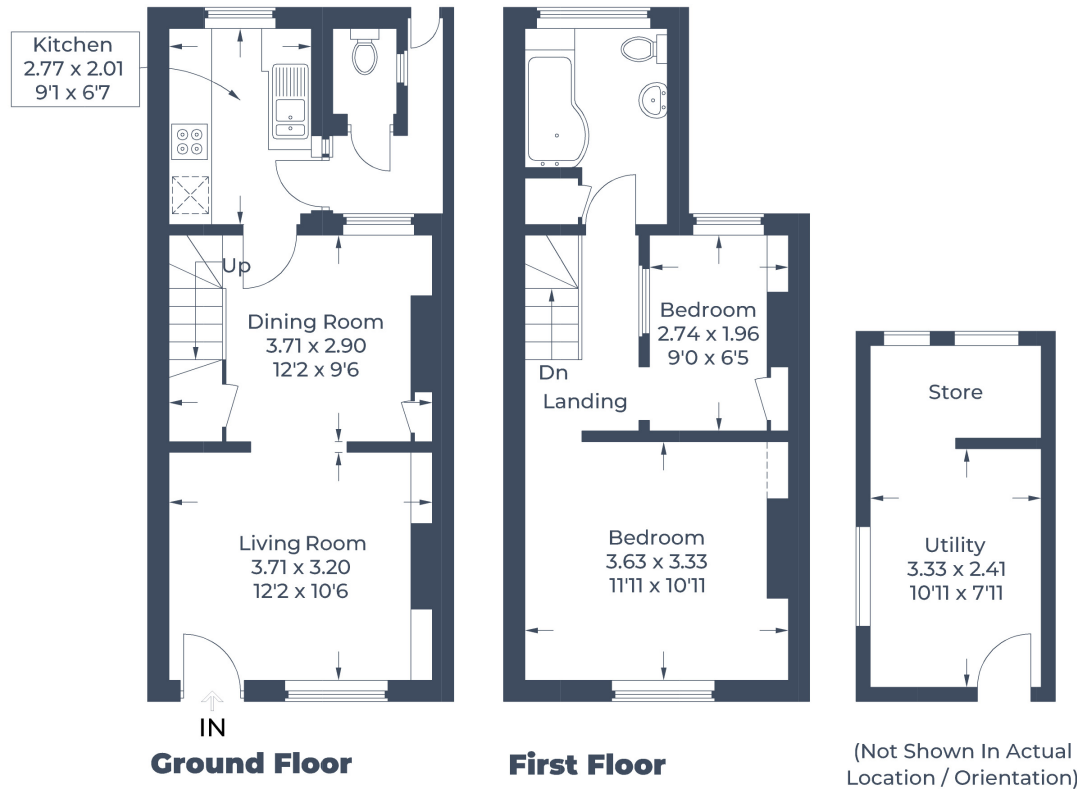


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 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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