



Approximate Area = 1132 sq ft / 105.1 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1267 sq ft / 117.6 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	84
		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Country Properties. REF: 1268482

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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****Open House 21st & 22nd June – viewing by appointment***** This rarely available three bedroom cottage offers over 1,100sq ft of spacious accommodation, a private rear garden and a single garage. The property occupies a quiet location in the popular village of Shillington a short stroll to highly regarded schooling and a short drive to nearby Hitchin for its rail links into the city.

- Sought after village location just a short drive to Hitchin
- Spacious 20ft dining room and 18ft lounge
- Three bedrooms – including two double bedrooms
- First floor bathroom and ground floor cloakroom
- Fully enclosed private rear garden with rear access to single garage
- 5 minute walk to School/Pre School – Playing fields
- Short stroll to countryside walks, perfect for walking the dog
- Village location – 2 Pubs, Convenience Store, Post Office

Ground Floor

Entrance Porch

Part glazed door and window to front. Door to inner lobby.

Inner Lobby

Stairs rising to first floor. Door into Dining room and wc.

Cloakroom

Obscure double glazed window to side. Low level wc, vanity unit enclosed with wash hand basin. Wood effect flooring. Wall mounted gas boiler.

Dining Room

20' 2" x 12' 0" (6.15m x 3.66m) Double glazed window to front. Under stairs storage cupboard. Wood effect flooring. Two radiators. Doors into kitchen and living room.

Living Room

18' 9" x 10' 10" (5.71m x 3.30m) Double glazed French doors with wing windows opening onto the rear garden. Aerial and telephone point. Radiator.



Kitchen

16' 9" x 8' 0" (5.11m x 2.44m) Velux window. Galley style kitchen fitted with a range of wall and base level units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink and drainer unit. Built in eye level Bosch double oven and grill, 5 ring gas hob with stainless steel extractor hood over. Integrated fridge/freezer. Ceramic tiled flooring. Part double glazed door with sidelights opening onto rear garden.

First Floor

Landing

Access to loft. Doors to all bedrooms and bathroom.

Bedroom 1

12' 11" x 11' 5" (3.94m x 3.48m) Double glazed window to rear aspect. Fitted with a range of built in wardrobes and drawers. Radiator.

Bedroom 2

11' 9" x 9' 5" (3.58m x 2.87m) Double glazed window to front aspect. Radiator.

Bedroom 3

13' 0" x 8' 3" (3.96m x 2.51m) Double glazed window to rear aspect. Radiator.

Bathroom

Re-fitted with a three piece suite comprising panel enclosed bath with rainfall shower over plus glass side screen, low level wc, wash hand basin with vanity under. Part tiled walls. Airing cupboard. Obscure double glazed window to front.

Outside

Front Garden

Paved pathway leading to front door with gravel borders, mature trees and flowers.

Rear Garden

Laid mainly to lawn. Gated access to rear. Gravel pathway leading to patio area. Personal door to garage.

Garage

16' 8" x 8' 2" (5.08m x 2.49m) Single garage with up & over door fitted with power and light.

Garage access to the rear is to the side of the row of cottages via Brookside.

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

