



24, High Road

Shillington,
Bedfordshire, SG5 3PJ
Offers in Excess of: £350,000

country
properties

This well presented 3 bedroom semi detached home set in the sought after village of Shillington with countryside views to the front, has been updated throughout and is offered with no upward chain.

- Well presented throughout - just move in!
- Good size kitchen/dining room
- Large mature rear garden
- Single garage and off road parking
- Well regarded local schooling
- Nearby countryside walks
- Short commute to the bustling historic town of Hitchin with a variety of shops, cafes, pubs and restaurants

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Door into:

Living Room

12' 8" (max) x 11' 5" (max) (3.86m x 3.48m) Double glazed window to front. Radiator. Wood effect flooring. Understairs storage cupboard. Door into:

Kitchen/Dining Room

16' 1" x 11' 7" (4.90m x 3.53m) A range of wall and base units with wood effect worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine. Space for cooker. Wall mounted gas boiler. Wood effect flooring. Radiator. Two double glazed windows to rear and further window to side. Part glazed door into:

Rear Lobby

Doors into bathroom and rear garden.



Bathroom

Three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level wc. Partially tiled walls. Obscure double glazed window to side

FIRST FLOOR

Landing

Double glazed window to side. Doors to all bedrooms.

Bedroom 1

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed window to front. Fitted wardrobe.

Bedroom 2

11' 6" x 9' 2" (3.51m x 2.79m) Double glazed window to rear. Fitted wardrobe.

Bedroom 3

8' 7" x 6' 5" (2.62m x 1.96m) Double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with footpath to front door. Shared driveway to side providing access to the garage and rear garden.

Rear Garden

Laid mainly to lawn with mature trees and shrubs. Brick outbuilding. Gated access to driveway, leading to the front.

Garage

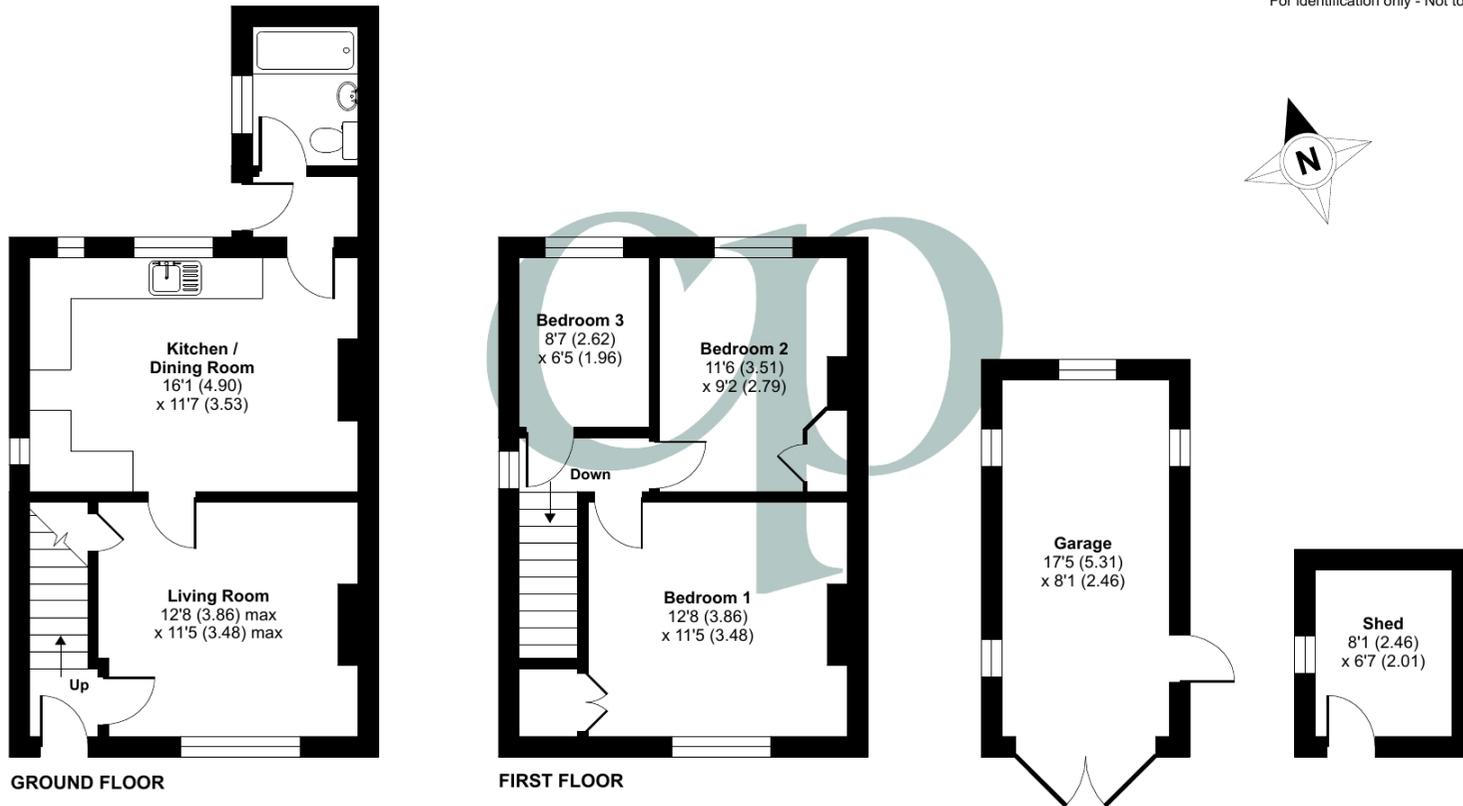
17' 5" x 8' 1" (5.31m x 2.46m) Double doors to front with windows to all sides and personal door to rear garden.

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



Approximate Area = 810 sq ft / 75.2 sq m
 Garage = 142 sq ft / 13.2 sq m
 Shed = 54 sq ft / 5 sq m
 Total = 1006 sq ft / 93.4 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			
		69	84
England, Scotland & Wales		EU Directive 2002/91/EC	



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1103566

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

Viewing by appointment only

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