



Approximate Area = 879 sq ft / 81.6 sq m
Garage = 135 sq ft / 12.5 sq m
Wood store & Home office = 69 sq ft / 6.4 sq m
Total = 1083 sq ft / 100.5 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	57
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Country Properties. REF: 1073564

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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This 1930's three bedroom semi detached home has been sympathetically updated throughout with off road parking, garage, home office and a generous westerly facing rear garden. Located in the popular village of Shillington just a short drive to the vibrant town of Hitchin with rail links into London.

- Sympathetically and tastefully refurbished throughout – a credit to the current owner!
- Living room with real fire
- Spacious modern kitchen/breakfast room
- Ground floor bathroom
- Garden home office – perfect for those working from home
- Generous and secluded westerly aspect rear garden

GROUND FLOOR

Entrance Porch

Double glazed window to front. Glazed door opening into:

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Door into:

Living Room

12' 5" (max) x 11' 5" (3.78m x 3.48m) Double glazed window to front. Feature cast iron fireplace with open fire. Radiator. Under stairs storage cupboard housing electrics. Opening to:

Kitchen/Dining Room

15' 8" x 11' 5" (4.78m x 3.48m) A range of wall and base units with complementary worksurfaces and upstands. Breakfast bar. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven and 4-ring gas hob with splashback and stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Cupboard housing gas combination boiler. Feature alcove shelving. Wood effect flooring. Double glazed window to side and overlooking the conservatory. Door into:

Rear Lobby

Wood effect flooring. Airing cupboard. Partially glazed door to conservatory and door to bathroom.



Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level wc and pedestal wash hand basin. Heated towel rails. Fully tiled walls and wood effect flooring.

Conservatory

8' 7" x 5' 7" (2.62m x 1.70m) Double glazed construction with window to side and doors opening onto the rear garden. Wood effect flooring.

FIRST FLOOR

Landing

Double glazed window to side. Doors into all rooms.

Bedroom 1

12' 5" x 11' 5" (3.78m x 3.48m) Double glazed window to front. Feature cast iron fireplace. Exposed floorboards. Radiator.

Bedroom 2

11' 6" x 9' 0" (3.51m x 2.74m) Double glazed window to rear. Radiator. Feature fireplace. Exposed floorboards. Access to boarded loft space with ladder & light.

Bedroom 3

8' 4" x 6' 6" (2.54m x 1.98m) Double glazed window to rear. Radiator. Exposed floorboards.

OUTSIDE

Front Garden

Gravelled garden providing parking with hedging to front. Further driveway to the side providing parking and access to the garage. Gated access to rear.

Rear Garden

Westerly aspect garden with resin patio and raised border to side, steps leading up to the lawn with mature borders. Further patio area to the rear. Electric socket and light. Personal door to garage. Path providing side access leading to the front.

Home Office

7' 7" x 6' 1" (2.31m x 1.85m) Sliding patio doors and window to rear. Wood effect flooring. Electric wall heater. Wood store to the rear.

Garage

Wood clad with up & over door.

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

