



22, Bury Road

Shillington, Hitchin,  
Bedfordshire, SG5 3NY  
Offers in excess of £400,000

country  
properties



Make your mark on this spacious, CHAIN FREE versatile, family home in the popular village of "Shillington with views over countryside to the front, a spacious rear garden and off road parking for up to five cars. The property has scope to adapt/extend the current layout subject to the necessary planning consents. Open house viewings on Saturday 3rd May & Sunday 4th May 2025 - please call to book your appointment.

- Offered with no upward chain !
- Sought after village location with highly regarded schooling, two pubs, convenience store and local post office
- Bedroom 1 has views over fields/horse paddocks
- Downstairs shower room & upstairs bathroom
- Two reception rooms
- Just a short commute into nearby market town of Hitchin and rail links into the city
- A short drive to nearby Hitchin for rail links into the city

## GROUND FLOOR

### Entrance Porch

Original feature wall and floor tiling. Part glazed door leading into entrance hall.

### Entrance Hall

Radiator. Stairs rising to first floor with door leading to living room, dining room.

### Living Room

Double glazed window to front. Feature brick open fireplace with brick hearth. Two radiators. Door into kitchen/breakfast room.

### Dining Room

11' 1" x 9' 11" (3.38m x 3.02m) Double glazed window to front. Radiator. Feature stained glass window into kitchen/breakfast room.

### Kitchen/Breakfast Room

24' 0" x 11' 6" (7.32m x 3.51m) Double glazed window to side. A range of eye and base level units with complementary work surfaces over with tiled splashbacks. Freestanding boiler. Under stair storage cupboard. Doors to pantry. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Space for fridge/freezer. Wooden French doors leading onto rear garden. Door leading to Inner lobby.

### Inner Lobby

Part glazed door into Inner lobby. Ceramic tiled flooring. Radiator. Door leading to Shower room and Study.

### Study

7' 10" x 7' 5" (2.39m x 2.26m) Double glazed window to rear. Radiator. Ceramic tiled flooring.





## Shower Room

Obscure double glazed window to side. Three piece suite comprising wc, wash hand basin with vanity under and separate shower cubicle. Radiator. Ceramic tiled flooring.

## FIRST FLOOR

### Landing

Access to loft. Airing cupboard housing hot water tank. Double glazed window to rear. Door to all bedrooms and bathroom.

### Bedroom one

10' 8" x 10' 8" (3.25m x 3.25m) Double glazed window to front. Radiator.

### Bedroom Two

10' 3" x 10' 0" (3.12m x 3.05m) Dual aspect double glazed windows to front and side. Built-in wardrobe. Radiator.

### Bedroom Three

9' 3" x 8' 10" (2.82m x 2.69m) Double glazed window to rear. Built-in wardrobe. Radiator.

### Family Bathroom

Three piece suite comprising bath, wash hand basin with vanity unit under, wc. Radiator. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Enclosed by mature hedging, trees and shrubs. Driveway providing ample off road parking x 4 -5cars. Gated side access to rear garden.

### Rear Garden.

Paved pathway, mainly laid to lawn. Various sheds. Paved patio area with wrought iron railings to side into further patio area and pond. Shed and further patio area to rear with mature trees. Courtyard area to side with raised beds/shrubs.

### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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

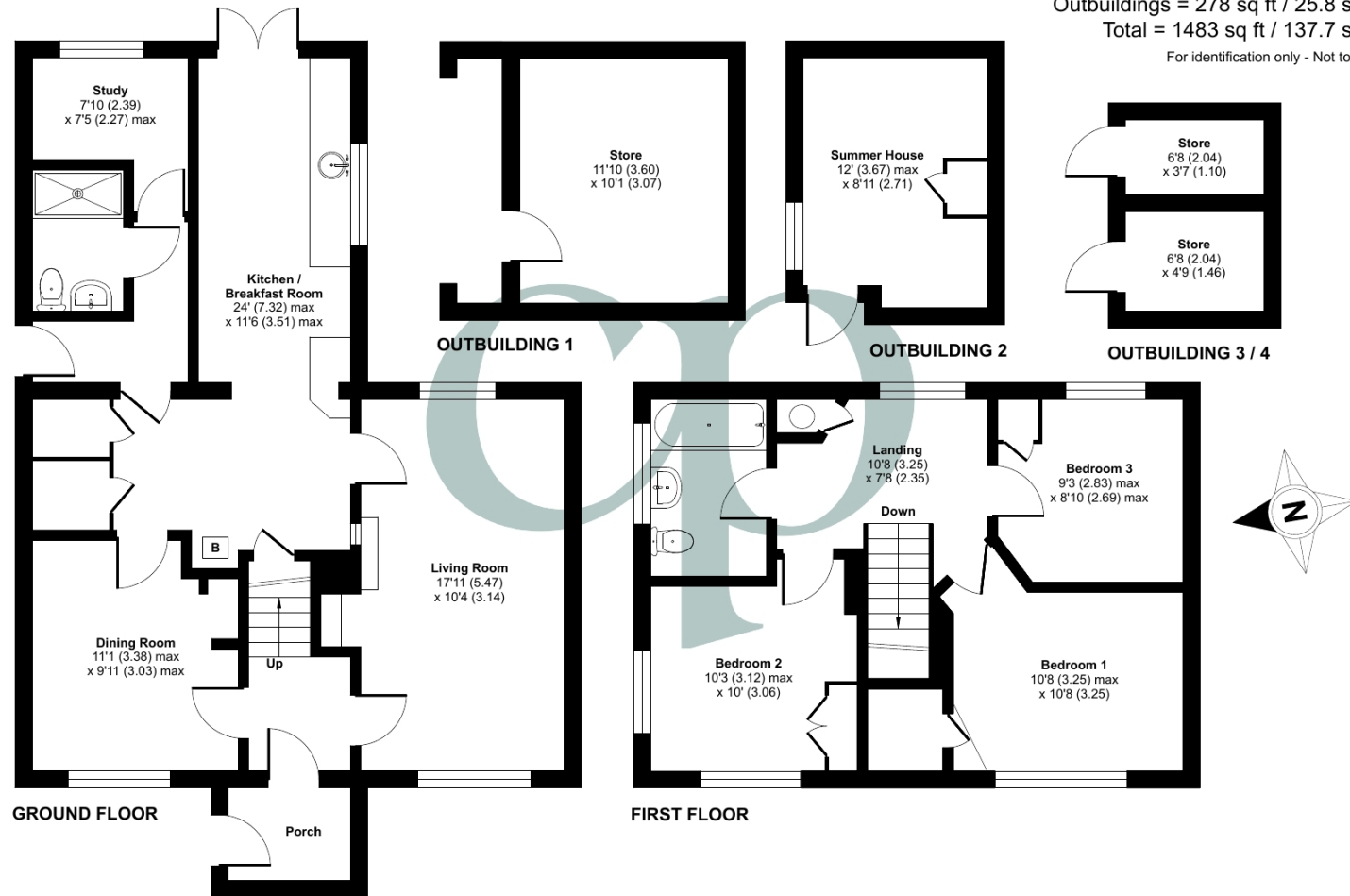


Approximate Area = 1205 sq ft / 111.9 sq m

Outbuildings = 278 sq ft / 25.8 sq m

Total = 1483 sq ft / 137.7 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		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1280159

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## Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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