



72, High Road

Shillington, Hertfordshire,  
SG5 3LL

£1,300 pcm

COUNTRY PROPERTIES  
PART OF HUNTERS



Three bedroom terraced house with garage in the popular village of Shillington and close to local amenities. Internal viewing comes highly recommended to appreciate this lovely family home.

- Popular Village Location
- Spacious living accommodation
- Garage with off road parking for 1 car
- Close to all local amenities
- Garden To Front & Rear

EPC Band D

## Ground Floor

### Entrance Hall

Outside light. Main front door. Fitted carpet. Telephone point. Stairs to first floor.

### Lounge

15' 11" (4.85m) x 10' 7" (3.22m) Bay double glazed window to the front aspect. Fitted carpet. Coving. TV point. . Deep under stair storage cupboard. Multi glazed double doors into dining area. Separate door into:

### Kitchen/Diner

18' 11" (5.77m) x 9' 9" (2.97m) Double glazed window to rear aspect. Coving. Kitchen Area: Good range of base and wall mounted units with matching roll work surfaces. Single acrylic drainer sink with mixer taps and cupboards below. Plumbing for washing machine. Vinyl flooring. Good range of splash back tiles. Double glazed window to the rear aspect. Single glazed frosted door to rear aspect.

### Stairs To First Floor

Fitted carpet.

### First Floor

### Landing

Fitted carpet. Loft access. Built in airing cupboard. Doors to bedrooms and bathroom.

### Bedroom One

13' 10" (4.22m) x 8' 4" (2.54m) Double glazed window to rear aspect. Fitted carpet. Warm air vent. Area suitable for wardrobe.

### Bedroom Two

12' 1" (3.68m) x 8' 4" (2.54m) Double glazed window to the front aspect.

### Bedroom Three

0m x 0m (0' 0" x 0' 0") 9' 1" (2.77m) x 7' 5" (2.26m) Double glazed window to the front aspect.

### Bathroom

Comprises: Frosted double glazed window to the rear aspect. Panel bath. Pedestal wall mounted wash hand basin. Low level W.C. Good range of splash back tiles.

### Exterior

### Extended Attached Garage

Up and over door. Power and light. Door and window to the rear.

### Rear Garden

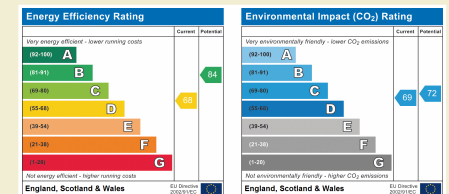
Shaped lawn with shrubs and flower borders. Timber fences to sides. Good size patio area. Outside lighting. South westerly facing.

## Additional Information

EPC Rating D  
Council Tax Band C  
Gas Central Heating  
Refuse Day Wednesday  
No appliances included  
Garage to the rear of the property

## Location

Shillington Village has grown around the church, which has stood on the hill for thousand or so years. The Village has a distinctive shape made up of 5 'ends' or hamlets. Located at the NE end of the Chiltern Hills, part of the parish lies within an area of outstanding natural beauty.



Viewing by appointment only

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