



85, Apsley End Road

Shillington, Hitchin,
Bedfordshire, SG5 3LX

£525,000

country
properties

A charming detached bungalow with two double bedrooms, enjoying a stunning countryside backdrop in the highly sought-after village of Shillington, featuring a private enclosed garden with a tranquil brook, far-reaching farmland views, offered with no upward chain, and (if required) potential to extend (STPP)

- Situated on a popular, established residential road, just a short walk from the village pub, The Musgrave Arms
- Shillington is a picturesque village known for its friendly community atmosphere and delightful rural setting
- Garage with useful store room behind
- Driveway provides ample off street parking
- ** NO UPWARD CHAIN**
- 2 Reception rooms and garden room overlooking the rear, perfect for relaxing and enjoying the outlook

GROUND FLOOR

Entrance Hall

Storage heater. Alarm control panel. Doors into all rooms. Loft access.

Living room

15' 11" x 12' 1" (4.85m x 3.68m) Dual aspect with double glazed windows to front and side. Storage heater. 2x wall lights.

Dining Room

12' 6" x 12' 0" (3.81m x 3.66m) Double glazed window to side. Storage heater. Storage cupboard. Multi pane door into:

Kitchen

10' 0" x 8' 6" (3.05m x 2.59m) A range of wall and base units with roll edge worksurfaces over. Tiled splashbacks. Inset stainless sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Built in electric over and hob. Double glazed windows to side and rear. Multi pane door into garden room.



Garden Room

22' 10" x 11' 6" (6.96m x 3.51m) Double glazed windows to rear. Space for fridge/freezer. Door onto rear garden and door to front. Storage cupboards. Door into garage.

Bedroom 1

12' 2" x 12' 0" (3.71m x 3.66m) Double glazed windows to front and side. Built in wardrobe. Storage heater.

Bedroom 2

12' 1" x 10' 1" (3.68m x 3.07m) Double glazed windows to rear and side. Storage cupboard. Storage heater.

Bathroom

Suite comprising panel enclosed p shaped bath with mains shower over and glass side screen. Pedestal wash hand basin. LLWC. Tiled flooring. Double glazed window to rear.

Front Garden

Laid mainly to lawn with large paved driveway. Paved pathway to front door. Additional side garden laid to lawn.

Rear Garden

Private enclosed. low maintenance rear garden. Paved patio area. Flower and shrub borders. Bordering the village brook and overlooking farmland. Gated access to front.

Garage

Up & over door. Window to side. Power and light. Door into store.

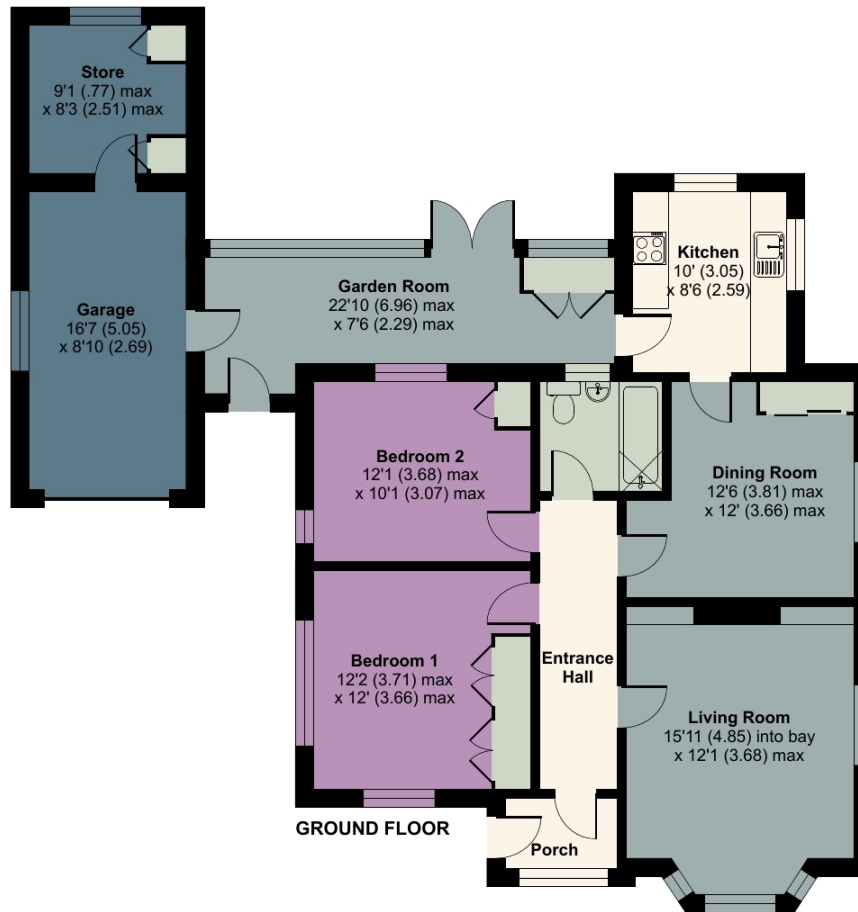
Store

Window to rear. Storage cupboards.



Approximate Area = 1272 sq ft / 118.1 sq m (includes garage)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Country Properties. REF: 1437320



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Viewing by appointment only

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