



P U T T E R I L L S

est. 1992

69a Hillfoot Road, Shillington, SG5 3NS

Guide price £425,000

A well presented four bedroom detached family house with a garage and delightful garden, situated in this popular village, close to open countryside,

Shillington is a thriving village with a strong community, in an outstanding rural environment, surrounded by delightful countryside. There are shops for day to day needs, a lower school and attached pre-school, petrol station and various public houses in the area.

Hitchin, which is about 7 miles away, provides more comprehensive shopping, schooling and recreational facilities together with the train station serving London Kings Cross. The A1(M) and M1 motorways are also within easy reach.

The double glazed accommodation, which has gas central heating, comprises:

GROUND FLOOR

ENTRANCE PORCH

Extractor light. Front door and glazed panel to:

ENTRANCE HALL

Staircase to first floor. Radiator. Storage cupboard. Personal door to garage. Door to:

CLOAKROOM

Window to side. Comprising low level wc and pedestal wash hand basin with tiled splashback. Radiator. Wall light point.

KITCHEN/BREAKFAST ROOM 10'10" x 8'10" (3.30m x 2.69m)

Window to front. Fitted with a comprehensive range of wall and base units with extensive laminate work surfaces and tiled splashbacks. Work surface lighting. Inset stainless steel sink with drainer and mixer tap. Ceramic hob with extractor over. Fitted oven/grill. Integrated refrigerator. Plumbed for washing machine. Radiator. Tiled floor. Shelved cupboard housing Glow Worm wall mounted gas fired boiler.

SITTING/DINING ROOM 18'3" x 12'10" (5.56m x 3.91m)

Window and patio door to rear. Two radiators. Three wall light points.

FIRST FLOOR

LANDING

Window to side. Airing cupboard. Loft hatch.

BEDROOM ONE 13'11" x 9'1" (4.24m x 2.77m)

Maximum measurement into wardrobe recess with sliding doors. Window to front. Radiator.

BEDROOM TWO 13' x 9' (3.96m x 2.74m)

Window to rear. Radiator.

BEDROOM THREE 13'10" x 9' (4.22m x 2.74m)

Maximum measurement into wardrobe recess with sliding doors. Window to front. Radiator.

BEDROOM FOUR 9'8" x 9' (2.95m x 2.74m)

Window to rear. Radiator.

SHOWER ROOM

Window to side. Comprising low level wc, pedestal wash hand basin and corner shower cubicle with power shower. Tiled splash areas. Radiator.

OUTSIDE

FRONT GARDEN

Paved off road parking for two vehicles. Flower border. Side gate. External light and tap.

GARAGE 18' x 9' (5.49m x 2.74m)

Maximum overall internal measurement. Electric up and over door. Light and power.

REAR GARDEN

Paved patio leading to lawn with flower borders. Timber rose arbours. Additional area of garden with vegetable patch and flower borders. Timber garden shed and greenhouse.

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TENURE

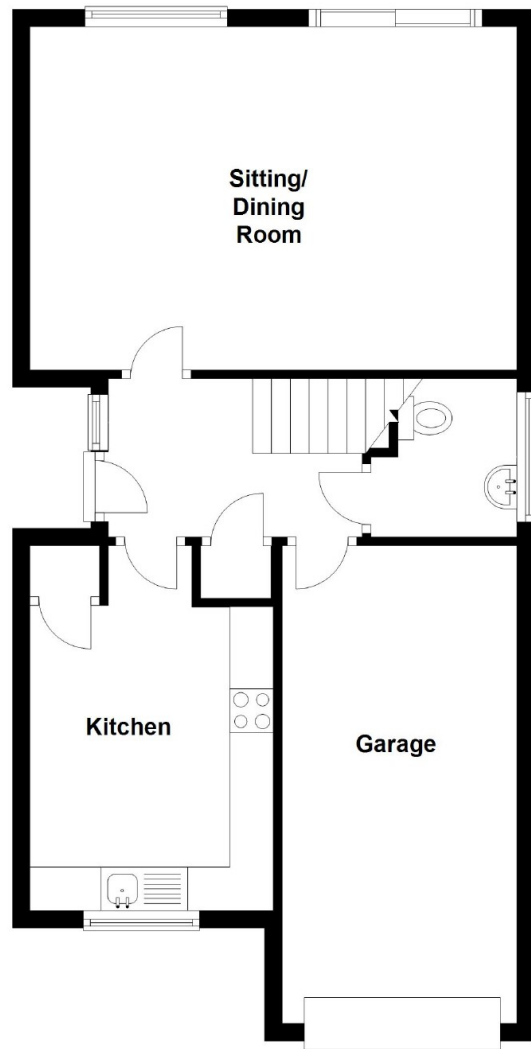
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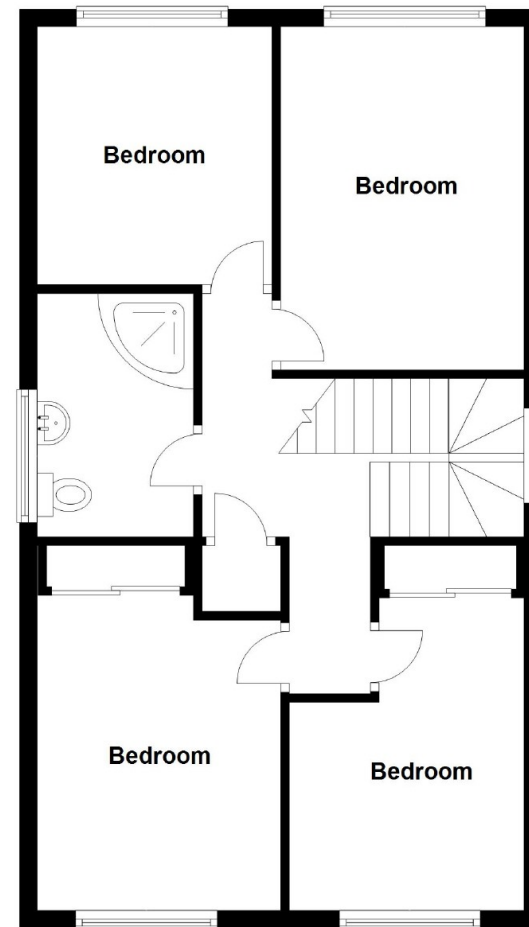




Ground Floor



First Floor



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