



2 Apsley End Road • Apsley End • Shillington • Hitchin • Bedfordshire • SG5 3LX

Guide Price £700,000

Charter Whyman

TOWN & VILLAGE HOMES



# HANDSOME EDWARDIAN DETACHED HOUSE TREMENDOUS SCOPE TO EXTEND 0.22 ACRE PLOT

## THE PROPERTY

Noted as 'a building of local interest', this very attractive double fronted Edwardian detached house stands back from the road in a fine plot of over a fifth of an acre and provides tremendous scope to extend, subject to any necessary planning consents. Indeed, the property deserves such an extension, which would greatly enhance its already considerable qualities. At present, there are two reception rooms, kitchen, rear lobby, shower room and separate WC on the ground floor, with three double bedrooms on the first.

Of solid brick construction under a slate roof, the house benefits from uPVC double-glazed windows and gas fired central heating.

## THE OUTSIDE

The plot extends to 0.22 acre, measuring approximately 153' by 67' (46.7m x 20.5m) overall. The walled front garden is laid to lawn with wrought iron gates to the path to the front door and to the driveway, which provides off-street parking and leads to the detached garage.

The rear garden is some 93' (28.3m) in length and although the gardens are somewhat overgrown at present, it is clear that some very attractive features were once present and the gardens could be restored to be a delightful feature of the property. There were lawns and herbaceous beds and borders and ornamental conifers, holly, bamboo, monkey puzzle and a mature maple remain. Garden sheds and metal framed greenhouse.

## THE LOCATION

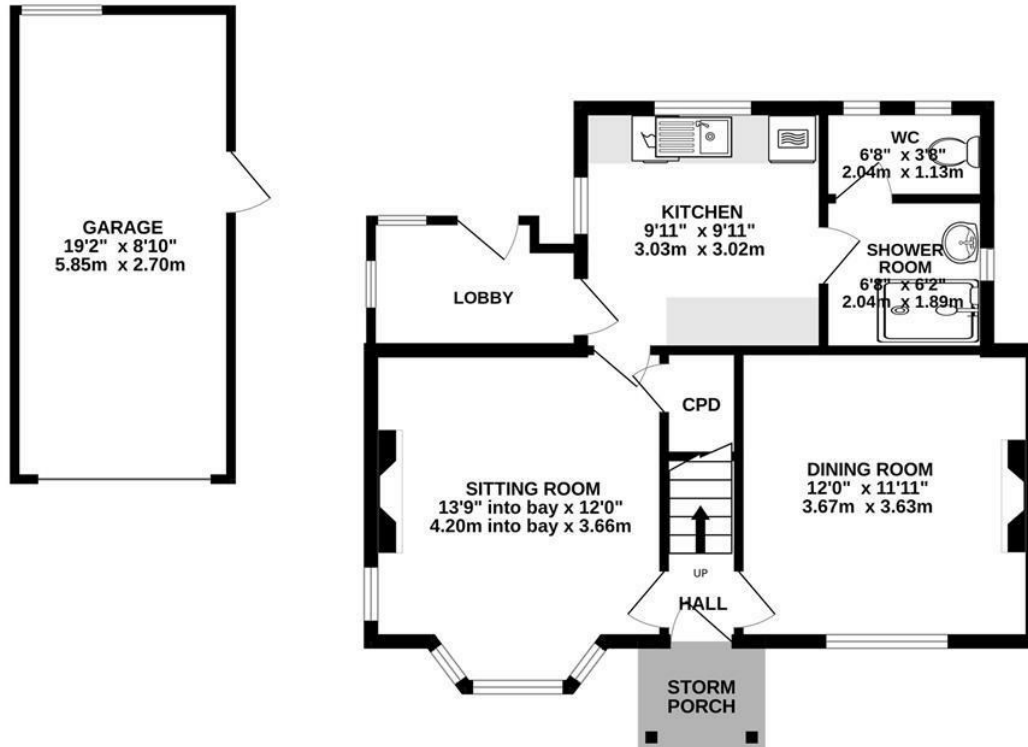
Apsley End is a delightful rural hamlet within the parish of Shillington and half a mile to the south of the main village. Set in pleasant countryside on the borders of Bedfordshire and Hertfordshire, the property is within 5 miles of the market town of Hitchin. Letchworth Garden City, Baldock, Stevenage and Luton are all within 10 miles and all provide mainline stations with regular serviced to London, together with excellent shopping, Schools and leisure facilities. There is a primary school, pub and parish church in Shillington. The A6 and M1 are within easy reach to the west, with the A1 (M) to the east.

The property falls within the Apsley End Conservation Area.

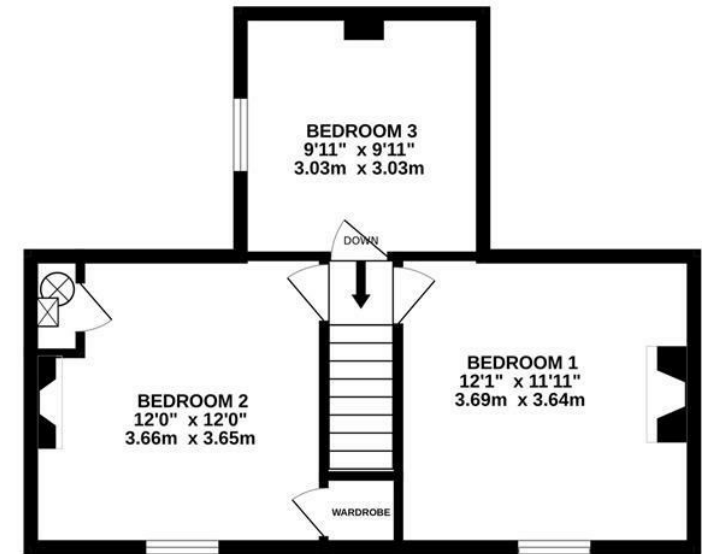




GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 942 sq.ft. (87.6 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

Freehold

## EPC RATING

Band - E

## SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 80 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage.

## LOCAL AUTHORITY

Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands  
Shefford  
Bedfordshire SG17 5TQ

Tel: 0300 300 8301

[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## COUNCIL TAX

Band - E

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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