

FREEHOLD



House - Terraced (EPC Rating: D)

**18 Hanscombe End Road, Shillington, Hitchin,  
Herts, SG5 3NB**

**Price Guide**

**£290,000**



First Step



# 2 Bedroom House - Terraced located in Hitchin

CHARMING COTTAGE in immaculate condition throughout... LOG BURNER... UPGRADED shower room... ENTERTAINING Kitchen/Diner... BLOCK PAVED DRIVEWAY PARKING FOR 2 CARS... Good sized garden...

CHARMING MID TERRACED COTTAGE...

LOG BURNER...

ENTERTAINING KITCHEN/DINER...

DRIVEWAY PARKING FOR 2 CARS...

GARDEN WITH SHED AND ENTERTAINING PATIO AREAS...

The ground floor has a cosy cottage feel, the lounge has a feature chimney with log burner. There is an upgraded shower room, a good under stairs storage cupboard and an entertaining Kitchen/Diner.

On the first floor are 2 bedrooms.

At the front of the garden is a block paved driveway, log storage and to the rear of the property is a long garden, with entertaining patios areas, a garden shed and rear gated access.

## GROUND FLOOR

### Lounge

Window and door to front aspect. Feature painted brick chimney with hearth and log burner. Fitted shelves and high level cupboard housing the consumer unit. Solid wood flooring. Door leading to:

### Kitchen/Diner

Window and door to rear aspect. Fitted with a range of cream wall and base units with contrasting work surface and tiled splash backs. Stainless steel sink with drainer.

Freestanding cooker. Spaces for dishwasher, washing machine and upright fridge/freezer. Ceramic tiled flooring. Under stairs storage cupboard housing water tank, fitted with storage shelves. Electric radiator.

### Shower Room

White suite comprising: large fully tiled shower with glass screen and wall mounted shower, push button wc and square wall mounted wash hand basin with vanity unit. Ceramic tiled flooring, electric heated towel rail.

## FIRST FLOOR

### Landing

Small landing area fitted with carpet. Loft access - partially boarded.

### Bedroom 1

Window to front aspect. Carpet.

### Bedroom 2

Window to rear aspect. 2-door built in wardrobe fitted with shelves. Carpet

## EXTERNAL

### Front Garden/Driveway Parking

Pathway to front door. External light. Log storage. Block paved driveway with parking for 2 cars.

### Rear Garden

Fence perimeter. Mainly laid to lawn with 2 entertaining patio areas. Wooden garden shed. Raised planters with established shrubs. External tap and light. Rear gated access to pathway leading to front of property.





### Additional Property Information

Freehold  
EPC Rating: D  
Council Tax: Band C

Traditional brick and block construction  
No gas supply  
Mains electric and water

### Local Area

Idyllic countryside location with walks into the open countryside. Shillington & Lower Stondon are beautiful villages located in central Bedfordshire, they are centrally located to all major link roads to the A1 and M1 into London (50-60mins by car depending on traffic) and Cambridge (40-45 mins by car depending on traffic) as well as Bedford and Milton Keynes. Arlesey train station is an approx 15min drive of the property with fast train links into London Kings Cross & St Pancras circa 35-40mins.

Hitchin is within an approx 15 minute drive and has a selection of pubs & restaurants, Shillington has a lower school with nearby Henlow boasting a range of lower &

middle schools, plus great pubs with good food, Champneys Spa, a convenience store, bakery and a very popular fish and chip shop. Great road access for Private Schools in Hitchin, Letchworth, Bedford & Cambridge

### Agents Note

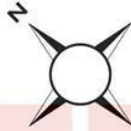
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.







**Ground Floor**  
Approx. 27.3 sq. metres (294.2 sq. feet)



**First Floor**  
Approx. 16.7 sq. metres (179.3 sq. feet)

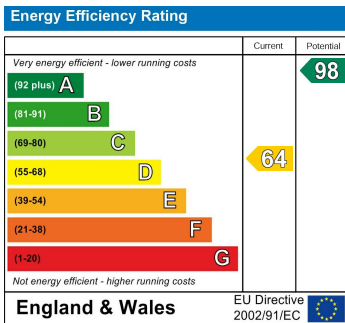


Total area: approx. 44.0 sq. metres (473.5 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**