



Windrush

Back Lane, Preston, Hitchin, Hertfordshire, SG4 7UJ

Gavin Mills
POWERED BY

UK



Windrush

Guide Price £1,000,000

A four double bedroom detached property, situated in the sought-after North Hertfordshire village of Preston, available, to the open market, for the first time in 38 years.

Set on a mature landscaped plot, with far reaching open countryside views, Windrush has versatile family accommodation of approximately 2400 sq.ft., set over two floors, with a wealth of potential to extend, subject to planning permissions.

Ground Floor Accommodation

The sitting room has a feature brick fireplace with an inset wood burning stove, a large bay window to the front and a window to the side aspect. The dining room has views overlooking the gardens. The kitchen/breakfast room has a range of fitted units, including a breakfast bar. Integrated appliances include a fridge, an electric hob and a double oven. Sliding glazed doors lead to the rear garden. There is a separate utility room, built-in pantry and access to the integral garage, WC and garden room.

First Floor Accommodation

The master bedroom has an en-suite shower room. Bedrooms two and four have built-in wardrobes and views to the front. Bedroom three has a window to the rear, built-in storage and a wash basin. The re-fitted shower room has a large shower, a WC, a wash basin and a heated towel rail.

Gardens

For the past 27 years', Windrush has featured in Preston's annual open gardens event. To the front, a block paved driveway has off street parking for several vehicles. The gardens, to all four sides, are laid to lawn with a variety of mature flower and shrub beds and borders. There is a paved patio area sheltered by a wisteria covered pergola. To the rear of the gardens, there is a storage shed, a wood store and a vegetable plot.

Preston

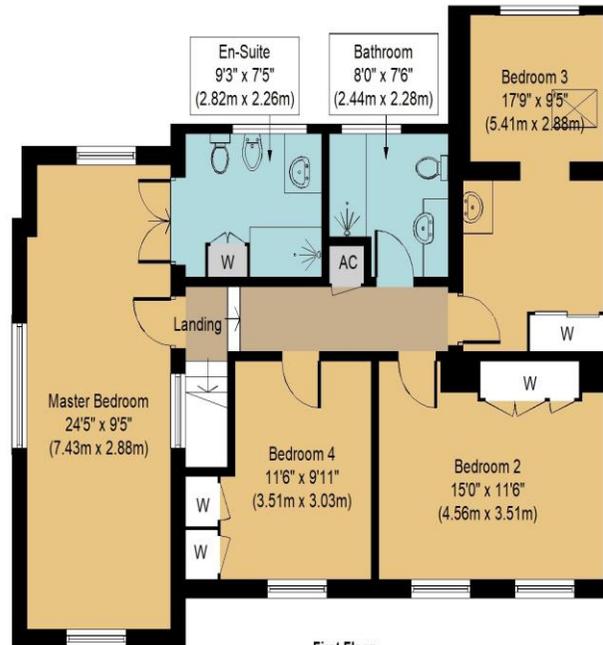
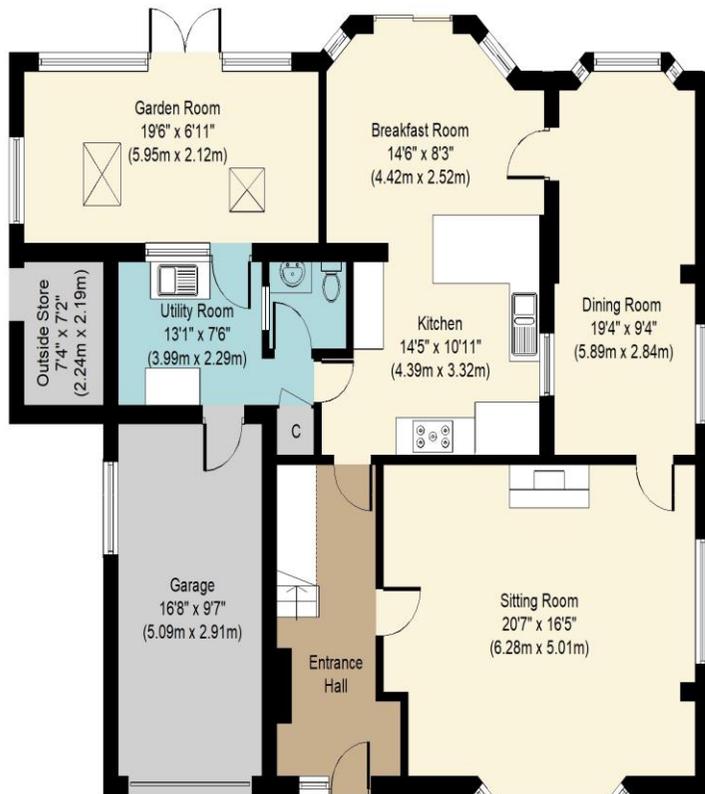
A picturesque and highly sought-after village, Preston has both Preston Primary School and Princes Helena College, which is a co-educational independent day & boarding school for girls and boys aged 11-18. There is a village green, a cricket club and The Red Lion public house.

An array of further amenities, including a train station, with commuter trains into Kings Cross, taking just 32 minutes, supermarkets, independent shops, cafes and restaurants are just 3 miles away, in Hitchin.





Call Gavin Mills to arrange a viewing on **07971 807 341**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			74

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