



Red Roofs

Back Lane, Preston, Hitchin,
Hertfordshire, SG4 7UJ
Guide Price £975,000

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Exceptional detached single-storey property in a beautiful village. Red Roofs sits in a generous 0.28 acre plot offering flexible accommodation, parking for multiple vehicles and a mature garden.

Red Roofs was originally a two-bedroom property built in the 1950s and significantly extended in the 1990s. The current owner has greatly improved and modernised the property. There is a large modern kitchen diner with access to the garden. A beautiful lounge with a bespoke oak storage/display unit. There are two spacious bedrooms each with fitted wardrobes and en-suite shower rooms. A further two bedrooms which could be used for formal dining, home office, playroom or gym. In addition there is a modern family bathroom and a utility room. Externally there is a large driveway and garage to the front and a spacious mature garden to the rear. The summerhouse is well insulated and would make an ideal home office.

A rare opportunity to acquire a truly special home in a peaceful yet well connected village setting. Early viewing is highly recommended.

Preston is a small village of approximately 200 homes ranging from new build to Grade 2 listed properties. Preston is approximately 4 miles south of Hitchin with a bus service to the town centre. The hub of the village is the community-owned Red Lion pub. There is a village hall which is used by the nursery school during the week. A primary school with a large playground. The recreation ground is home to Preston Cricket Club (founded in 1882) which welcomes new members. There is also a small church with regular services.

Nearby Hitchin is a thriving market town offering many facilities and activities including swimming pool, football team and a variety of shops, pubs and restaurants as well as the highly regarded Girls and Boys Schools. Hitchin offers easy access to both the A1(M) and the M1 and has excellent train services via both Great Northern and Thameslink lines. A bus from the town centre serves Luton Airport.

By car Hitchin town centre is approximately 9 minutes drive from Preston and the station approximately 12 minutes (as per Google maps).

- Large driveway and garage
- Mature garden
- Large living area
- Modern kitchen/diner
- Two spacious bedrooms with en-suites
- Two further bedrooms/living areas
- Modern family bathroom
- Utility room
- Summerhouse/home office
- 3.6 miles, 9 mins drive to Hitchin town centre (as per Google maps)
- 4 miles, 12 mins drive to Hitchin train station (as per Google maps)







Approximate Gross Internal Area = 169.6 sq m / 1,825 sq ft
 Garage = 24.7 sq m / 266 sq ft
 Summer House / Shed = 19.1 sq m / 205 sq ft
 Total = 213.4 sq m / 2,296 sq ft

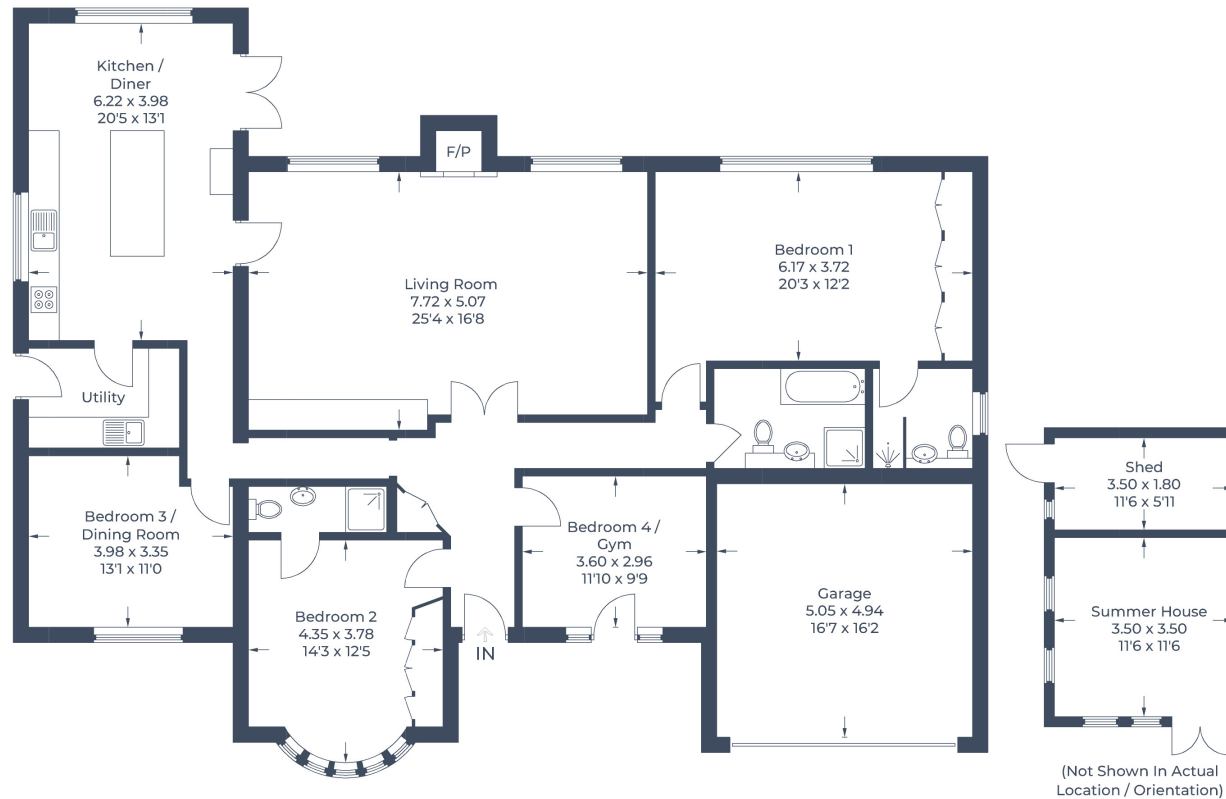


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	75
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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