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26 Honey Lane, Buntingford, SG9 9BQ

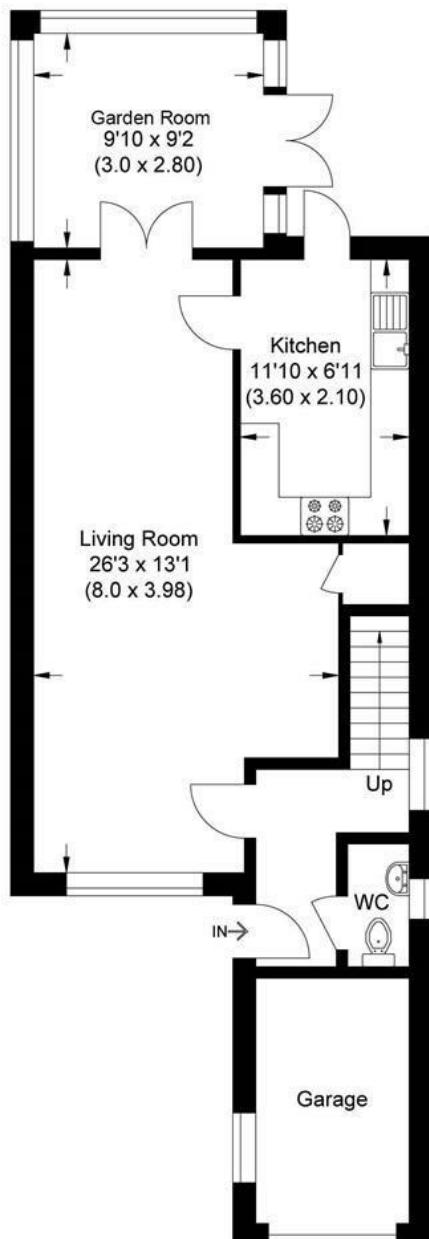
26 Honey Lane, Buntingford, SG9 9BQ

Price £395,000

- Three-bedroom semi-detached home in a friendly, family-oriented neighbourhood
- Well maintained throughout and benefiting from new double glazing
- Kitchen overlooking the rear garden
- Two double bedrooms and one single bedroom
- Block-paved driveway providing parking for up to four vehicles
- Located in the smallest town in Hertfordshire, within easy walking distance of the high street
- Large lounge diner featuring an attractive electric fireplace
- Garden room leading out to a beautifully manicured west-facing garden
- Spacious upstairs shower room plus a downstairs cloakroom
- Garage with electric door, side access, and offered chain free

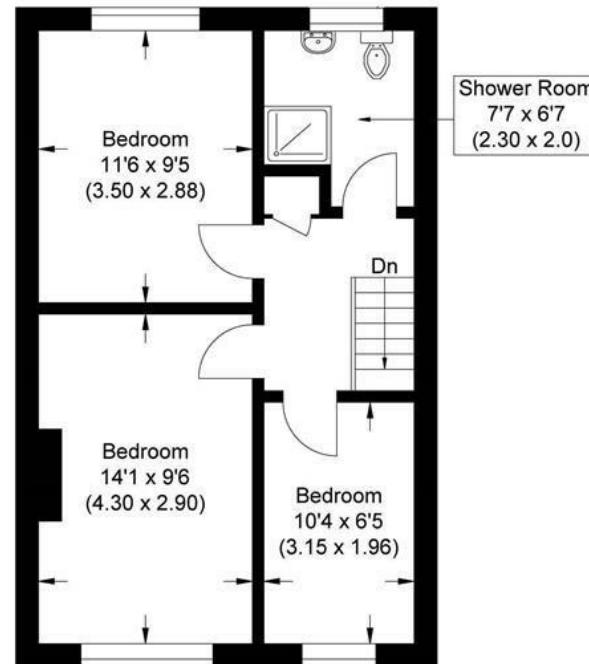
This well-maintained three-bedroom semi-detached home is set within a friendly, family-oriented neighbourhood where residents often stay for decades, located in the smallest town in Hertfordshire and within easy walking distance of the high street. The property benefits from new double glazing and features a large lounge diner with a feature electric fireplace, a kitchen overlooking the garden, two double bedrooms and a single bedroom, a generous upstairs shower room, and a convenient downstairs cloakroom.

A bright garden room opens onto the beautifully manicured west-facing garden, while the front block-paved driveway provides parking for up to four vehicles, in addition to a garage with an electric door. Further benefits include side access and the advantage of being offered chain free.



Ground Floor

Approximate Gross Internal Area
89.70 sq m / 965.52 sq ft
(Excludes Garage)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Entrance

Security light. UPVC front door with obscure glass.

Hallway

Wood effect laminate flooring. Radiator. Obscure window to the side aspect. Stairs to first floor. Doors to:

W/C

Vanity wash hand basin. Low level flush w/c. Wood effect laminate flooring. Window to side aspect.

Lounge / Dining Room

Electric feature fireplace with Oak surround. Window to front aspect. French doors to conservatory. Understairs storage cupboard. Door to:

Kitchen

Wall and base level units with laminate countertops. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built in AEG induction hob with NEFF extractor hood over. Built-in AEG oven. Plumbing for washing machine and dishwasher. Houses boiler. Space for fridge/freezer. Wood effect laminate flooring. Windows to the side aspect. Glazed door with glazed side panel to garden.

Garden Room

Windows to rear and side aspect. Double French doors leading to garden. Wood effect laminate flooring.

First Floor**Landing**

Access to loft. Access to airing cupboard housing the hot water tank.

Doors to:

Bedroom One

Window to front aspect. Radiator.

Bedroom Two

Window to rear aspect. Radiator.

Bedroom Three

Window to front aspect. Radiator.

Shower Room

Corner shower with sliding doors. Vanity wash hand basin. Low level flush w/c. Heated towel rail. Tiled walls. Wood effect vinyl flooring. Obscure window to rear aspect.

Outside**Front**

Path leading to entrance. Side access.

Driveway

Blocked paved driveway for up to four vehicles leading to garage.

Garage

Electric up and over garage door.

Rear**West Facing Garden**

Brick paved patio leading to side access to the front of the house. Half laid to lawn framed with bushes and planters. Small rockery to rear of garden. Timber shed. Outside tap.

Agents Note

The property is offered chain free.

Boiler serviced annually.

Loft: partially boarded. No light. No ladder.



