



**Honeypot Road, Brompton On Swale, Richmond,
DL10 7HT
3 Bed - Bungalow - Detached
Offers Over £264,000**

**Council Tax Band: C
EPC Rating: C
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Honeypot Road, Brompton On Swale, DL10 7HT

*** SPACIOUS THREE BEDROOM DETACHED BUNGALOW ***

Rare to the market, this conveniently positioned three bedroom detached bungalow, situated within a quiet cul-de-sac in the sought after village of Brompton On Swale, Richmond.

The property briefly comprises of; Entrance Porch, Downstairs WC, Living / Dining Room, Fitted Kitchen, Inner Hall, Three Bedrooms (Master with Built-In Wardrobes), Three Piece Family Bathroom and a Large Sunroom to the Rear of the property.

Externally, the property sits on a corner plot, with wrap around garden, including a shed and greenhouse in the rear garden, providing a mixture of patio and lawn. To the side of the property, you will find off-street parking via a two car length drive and single detached garage.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

Entrance Porch

5'6" x 2'10" (1.68m x 0.88m)

Downstairs WC

5'2" x 2'11" (1.60m x 0.89m)

Living / Dining Room

11'1" x 19'8" (3.39m x 6.01m)

Kitchen

8'7" x 11'3" (2.63m x 3.45m)

Inner Hall

5'5" x 2'7" (1.67m x 0.80m)

Bedroom 1

11'6" x 11'5" (3.53m x 3.48m)

Bedroom 2

8'9" x 11'4" (2.68m x 3.46m)

Bedroom 3

9'10" x 11'3" (3.00m x 3.44m)

Bathroom

5'2" x 6'0" (1.58m x 1.85m)

Sunroom

8'6" x 19'1" (2.60m x 5.82m)

SINGLE DETACHED GARAGE

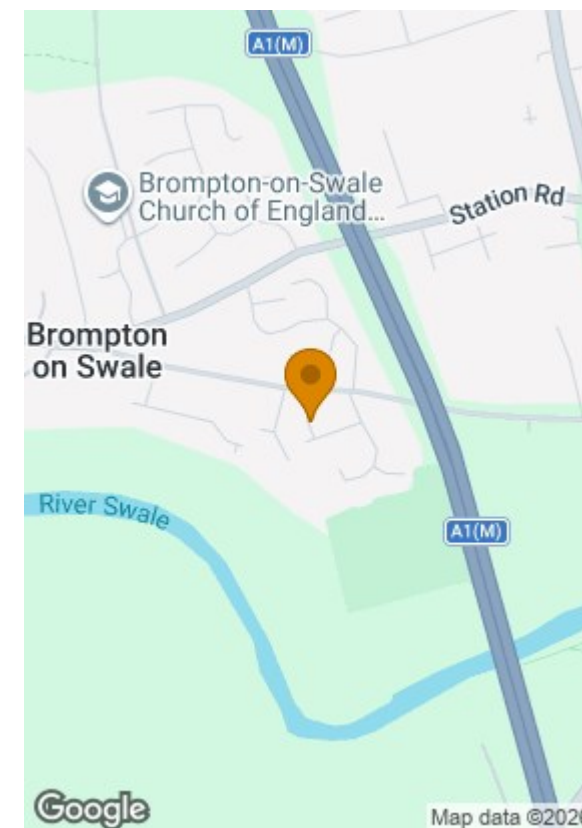






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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