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40A, Honey Lane, Buntingford, SG9 9BQ

£525,000

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Offers In Excess Of £525,000

This spacious four-bedroom detached home offers well-balanced and highly practical family accommodation, set within a quiet and friendly part of a sought-after development where residents tend to stay for decades.

The ground floor features a generous lounge/dining room alongside a large kitchen/breakfast room that truly forms the hub of the home. Installed just five years ago, the kitchen includes integrated appliances, a breakfast bar, and a walk-in larder cupboard, with a separate utility room providing additional practicality. An office with its own external front door makes an ideal space for working from home, particularly for those welcoming visiting clients, while a downstairs shower room completes the ground floor.

Upstairs, the property offers four well-proportioned double bedrooms and a modern family bathroom.

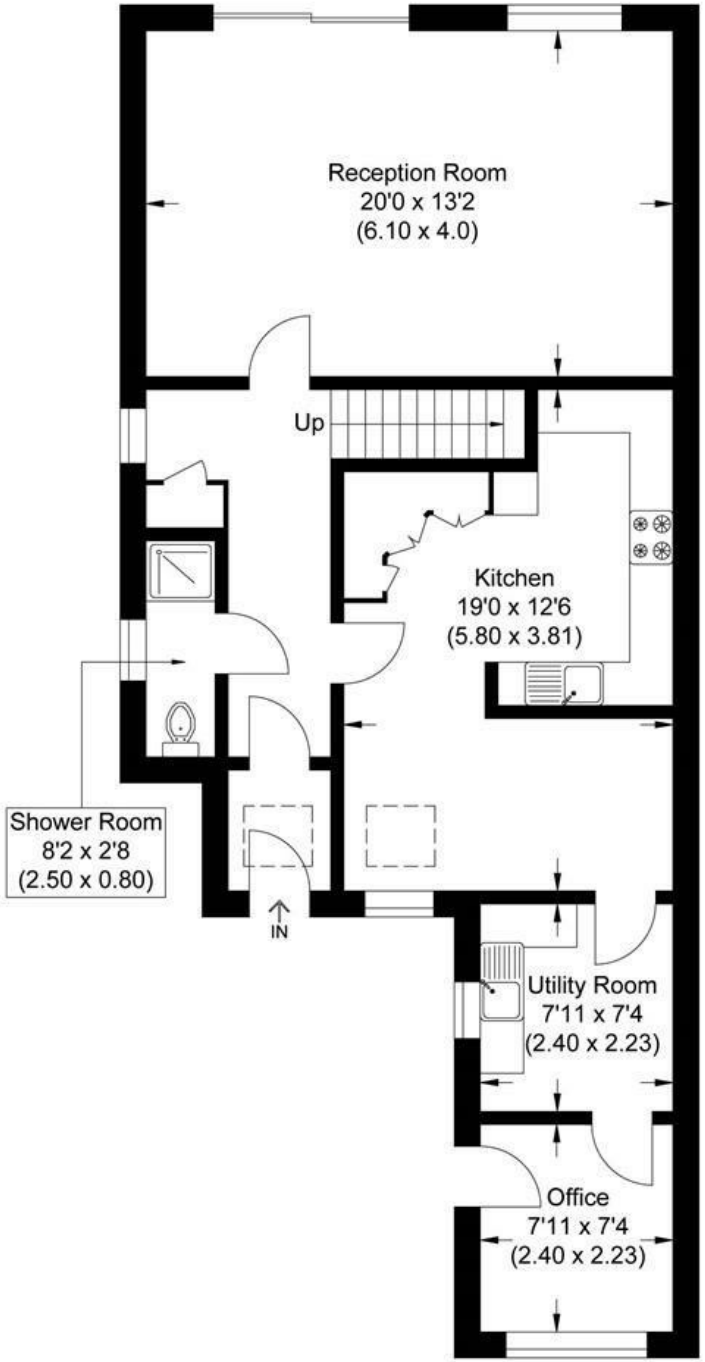
Externally, the home benefits from driveway parking and a sunny, courtyard-style garden that enjoys afternoon and evening sun. The property is ideally positioned within easy walking distance of the high street, yet enjoys a peaceful setting within the development.

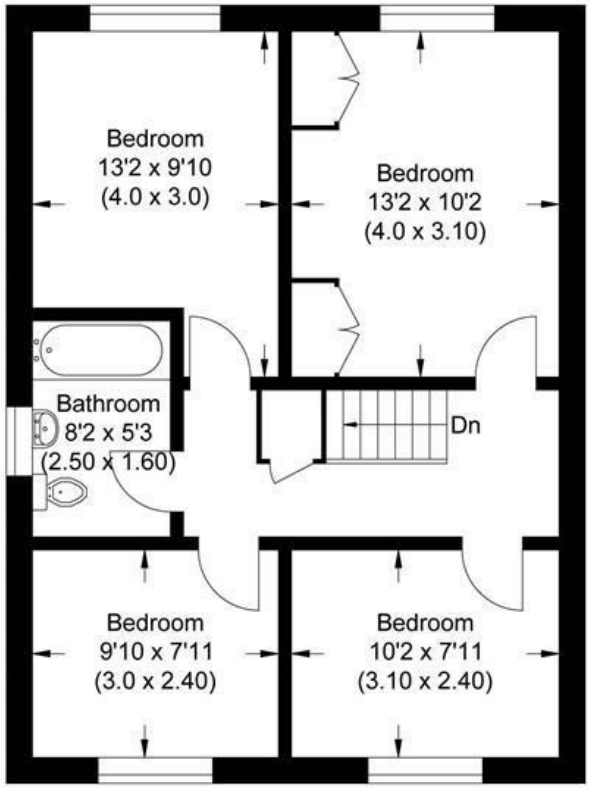
Overall, this is a bright, spacious and thoughtfully laid-out family home, perfectly suited to modern living.

- Four double bedroom detached family home
- Large kitchen/breakfast room installed five years ago, forming the hub of the home
- Separate utility room for added practicality
- Home office with its own external front door — ideal for working from home with visiting clients
- Driveway parking and a sunny low maintenance garden enjoying afternoon and evening sun
- Spacious lounge/diner ideal for family living and entertaining
- Integrated appliances, breakfast bar and walk-in larder cupboard
- Ground floor shower room and modern family bathroom upstairs
- EV charging point
- Quiet, friendly neighbourhood within easy walking distance of the high street

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Approximate Gross Internal Area
121.84 sq m / 1311.47 sq ft





Ground Floor

First Floor

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

Entrance Porch
Composite and glazed front door. Velux window. Wood effect flooring. Wall light. Timber and glazed inner door to:

Hallway
Radiator with cover. Shelved storage cupboard. Window to side aspect. Stairs to first floor. Wood effect flooring. Doors to:

Kitchen / Breakfast Room
Fitted with a range of white wall and base units with timber worktops and an inset Belfast sink. The kitchen benefits from a walk-in larder cupboard and a comprehensive range of integrated appliances, including a full-height fridge and a full height freezer, dishwasher, two ovens, and a five-ring gas hob with stainless steel extractor hood over. A breakfast bar provides informal dining space. Finished with tile-effect vinyl flooring, inset spot lighting, a radiator, a window to the front aspect, and a Velux window allowing for excellent natural light.

Lounge / Diner
A bright and spacious room featuring a window to the rear aspect and sliding patio doors opening onto the garden. Finished with wood-effect flooring, the room benefits from wall lighting and radiators, making it an ideal space for both relaxing and entertaining.

Utility Room
Fitted with wall and base units with laminate worktop and stainless steel sink with drainer. There is space and plumbing for both a washing machine and tumble dryer. The room houses the consumer unit and combi boiler and provides loft access (not boarded and without a ladder). Finished with a window to the side aspect.

Office
Featuring a window to the front aspect and an external glazed door to the front/side, this useful space is finished with wood-effect flooring and benefits from a radiator, making it ideal for home working or a client-facing office.

Shower Room
Comprising a low-level flush WC, wash hand basin and shower cubicle. The room is fully tiled and benefits from a radiator, extractor fan and an obscure-glazed window to the side aspect.

First Floor

Galleried Landing
Airing cupboard. Access to loft. Doors to:

Bedroom One
A well-proportioned double bedroom featuring fitted wardrobes with matching over-bed cupboards and a dressing table. The room benefits from a radiator and a window to the rear aspect.

Bedroom Two
Featuring wood-effect flooring, a radiator and a window to the rear aspect. The room also benefits from a freestanding wardrobe.

Bedroom Three
Featuring a window to the front aspect and a radiator.

Bedroom Four
Featuring a window to the front aspect and a radiator.

Bathroom
Fitted with a bath with Aqualisa shower over, vanity wash hand basin and low-level flush WC. The room features a tall radiator with inset mirror, vinyl flooring and tiled splashbacks, with an obscure-glazed window to the side aspect.

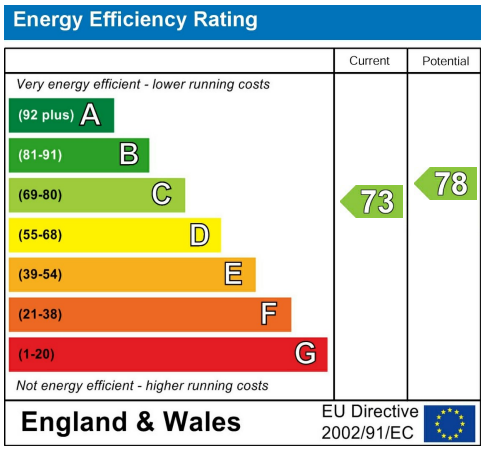
Outside

Front
Block-paved driveway with an additional parking area and mature flower beds. A double-gated side entrance provides access to the rear of the property. Access to the entrance porch and a separate external entrance to the office. EV charging

Rear

Garden
Low maintenance, west facing rear garden featuring block paving and decking, with raised borders and framed by mature trees. The garden also benefits from a timber shed and side access.

Agents Note
Combi boiler (located in the utility room) last serviced 2025.
Internet - Fibre
Main loft: With ladder. Partially boarded
Council tax band E - £3,001.27 p.a. approx. (Subject to change)
Freehold



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 network of IWestates estate agents.





































