

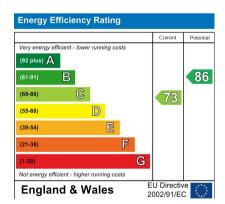
# 2 Honey Lane, Buntingford, Hertfordshire, SG9 9BQ Asking Price £425,000

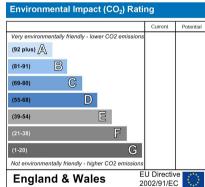
This spacious three-bedroom end-of-terrace home in the heart of Buntingford offers larger-than-average rooms, generous built-in storage, and a practical layout ideal for family living. With brick-built garden sheds, a garage en-bloc, and a chain-free sale, the property is both functional and full of potential. Located in a peaceful, long-established neighbourhood where families settle for generations, this home presents a rare opportunity to join a welcoming community in a sought-after area.

- Three-bedroom end-of-terrace home
- Ample built-in storage in every room, perfect for growing families or organized living
- Set in a lovely, long-established area of Buntingford known for its strong sense of community
- Private end-of-terrace position with side access
- Garage en-bloc, ideal for secure parking or additional storage

- Spacious layout with larger-than-average room sizes
- Brick-built garden sheds provide durable outdoor storage
- Family-friendly neighbourhood where residents often stay for generations.
- Council tax band D
- · Chain free sale









200nx 100e Bedroom 2 3.17m x 3.17m (10° 5° x 10° 5°) Landing Bedroom 1 4.66m x 2.87m (15' 3" x 9' 5") Bedroom 3 3.47m x 1.96m (11'5" x 6'5")

**Ground Floor** 

First Floor

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 IW Estates.

### **Entrance**

UPVC and glazed front door leading to:

# **Entrance Lobby**

Tiled floor. Doors leading to:

### Cloakroom

Corner wash hand basin. Low level flush w/c. Extractor fan. Radiator. Tiled floor. Obscure window to side aspect.

# **Sitting Room**

Large window to front aspect. Radiator. Electric feature fire. Shelved storage cupboard housing boiler.

# **Kitchen**

Fitted with a range of Shaker style wall and base level units with complementary laminate worktop over. Tiled splash back. Stainless steel sink and drainer. Space for dishwasher, washing machine and tall fridge/freezer. Built-in double oven with 4-ring electric hob and extractor hood over. Window to rear aspect. Two large shelved storage cupboards. (One houses the new consumer unit).

# **Dining Room**

Radiator. Wood effect flooring. Patio doors to garden. Stairs to first floor.

### **First Floor**

# Landing

Window to side aspect. Radiator. Two large shelved storage cupboards (one housing the hot water cylinder). Access to loft. Doors to:

# **Bedroom One**

Large window to front aspect. Built in double wardrobe. Radiator.

### **Bedroom Two**

Large window to rear aspect. Built in cupboard and wardrobe. Radiator.

## **Bedroom Three**

Window to front aspect. Built in storage cupboard.

### **Shower Room**

Fitted with a modern walk in double shower. Low level flush w/c. Pedestal wash hand basin. Fully tiled. Chrome ladder style radiator. Inset ceiling lights. Obscure window to the rear aspect.

### Outside

### Front

Mostly laid to lawn with path leading to the front door.

# Rear garden

Large patio area. Outside tap. Lawn framed with mature shrubs, Brick built storage sheds. Gate to side access.

# **Garage En Bloc**

Garage opposite the side of the property. (Second one in from the right hand side).

# **Agents Note**

- \* Chain free
- \* The loft is boarded

















