



## **Honeywick Lane, Eaton Bray, LU6 2BJ** **Per month £3,000 Per month**

AN EXQUISITE character home situated in this SEMI RURAL position on Honeywick Lane in the village of Eaton Bray. The accommodation comprises an entrance area, DELIGHTFUL 30FT kitchen/dining room, family room with VAULTED CEILINGS, living room, downstairs w/c, boot room and useful UTILITY room. The first floor includes four WELL PROPORTIONED bedrooms and two family bathrooms. Externally the property further benefits from a MAGNIFICENT private rear garden with entertaining areas, two covered parking spaces and additional visitor parking. Council tax band G. Contact SOLE appointed letting agents Sears & Co to arrange a viewing. Available May/June 2025. Unfurnished.



Sears & Co

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

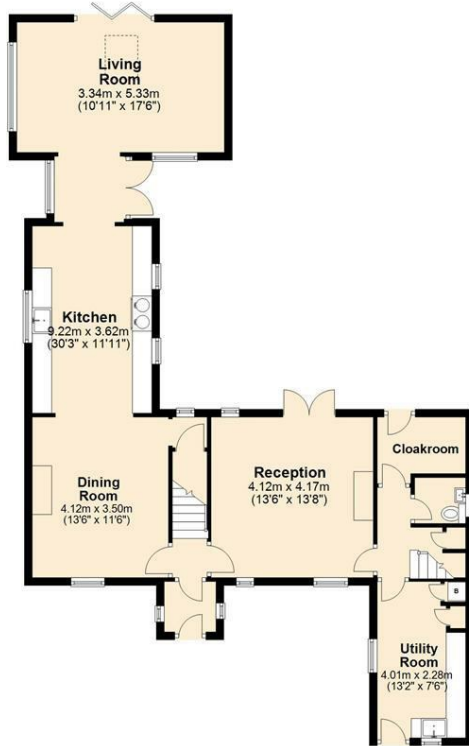


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## Ground Floor

Approx. 93.2 sq. metres (1003.4 sq. feet)



## First Floor

Approx. 73.9 sq. metres (795.4 sq. feet)



Total area: approx. 167.1 sq. metres (1798.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 17 G    |           |

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Property Misdescriptions Act.

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**Sears & Co**

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