



Honeypot Close, Old Town, HP2 5ZG
Asking price £400,000

Sears & Co
estate & letting agents

A STUNNING modern home with accommodation arranged over three floors, situated in this exclusive position on a PRIVATE ROAD in the OLD TOWN. The property comprises an entrance hallway, downstairs w/c, LUXURIOUSLY appointed kitchen with integrated appliances, SPACIOUS living/dining room, three bedrooms with the master benefiting from a dressing area & en suite plus an additional family bathroom with four piece suite. Externally the property boasts TWO ALLOCATED PARKING SPACES and a delightful landscaped rear garden. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Double Glazed Front Door

Entrance Hallway

Radiator. Recessed down lighting. Store cupboard. Access to the kitchen, downstairs w/c and living/dining room. Stairs rising to first floor accommodation.

Downstairs W/C

Opaque double glazed window to front aspect. Fitted with a low level w/c and cabinet enclosed wash hand basin. Tiled flooring. Radiator. Recessed down lighting. Extractor fan.

Kitchen

Double glazed window to front aspect. Fitted with a range of eye and base level units with roll top work surfaces over. Stainless steel sink and drainer unit with mixer tap. Integrated double oven, induction hob and extractor over. Further integrated slimline dishwasher, fridge, freezer and washing machine. Tiled flooring. Radiator. Partially tiled walls. Recessed down lighting.

Living/Dining Room

Double glazed doors to rear aspect leading to the garden. Two double glazed windows to rear aspect. Two radiators. Store cupboard. Recessed down lighting. Coving to ceiling.

First Floor Landing

Airing cupboard. Coving to ceiling. Recessed down lighting. Access to the bathroom, bedroom two and bedroom three. Stairs rising to the second floor accommodation.

Bedroom Two

Two double glazed windows to rear aspect. Radiator. Coving to ceiling. TV and phone points.

Bedroom Three

Two double glazed windows to front aspect. Radiator. Coving to ceiling. TV and phone points.

Family Bathroom

Fitted with a four piece white suite to include a panel enclosed bath, chrome edged shower enclosure, pedestal wash hand basin and low level w/c. Tiled walls. Tiled floor. Chrome heated towel rail. Recessed down lighting. Extractor fan. Vanity mirror with lighting. Shaver point.

Second Floor Landing

Access to the master bedroom & dressing area.

Master Bedroom

Double glazed bay window to front aspect. Radiator. Access to the loft & en suite shower room. TV and phone points.

En Suite Shower Room

Fitted with a three piece suite to include a chrome edged shower enclosure, cabinet enclosed wash hand basin and low level w/c. Chrome heated towel rail. Tiled flooring. Partially tiled walls. Extractor fan. Sun pipe. Recessed down lighting. Shaver point. Vanity mirror with lighting.

Dressing Area

Fitted with built in wardrobes.

To The Front

Two allocated parking spaces to the front of the property.

To The Rear

A private garden enclosed by timber panel fencing. The garden is tiered and laid with areas of patio and railway style sleepers. Garden shed with power to the rear. Outside tap, lighting and power socket.

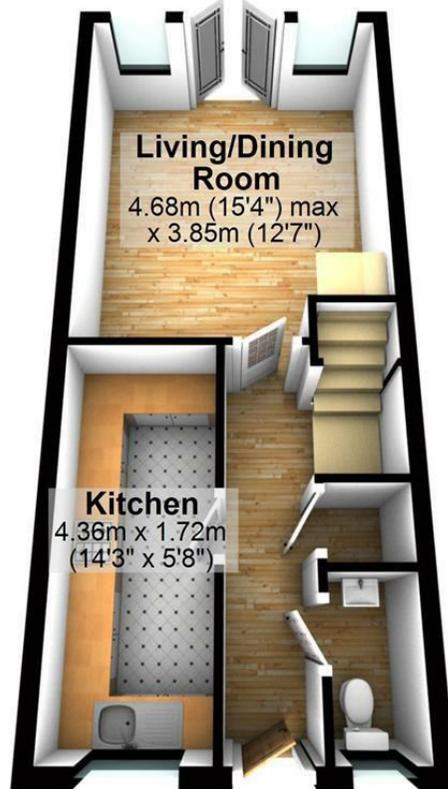


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Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.0 sq. feet)



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.
Plan produced using PlanUp.

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. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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