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### **52 Honddu Close, Redhill, Hereford, HR2 7NY**

*'Located about 1½ miles south of central Hereford in an established residential locality and overlooking a green to the front with rising countryside beyond rooftops in the distance an immaculate two reception room/three bedroom home, with wide driveway and garage. The property is central heated and double glazed'*

**£260,000 (Freehold)**

**Residential Sales and Lettings**



## 52 Honddu Close, Redhill, Hereford, HR2 7NY

### LOCATION

Honddu Close is an established residential cul-de-sac located in the Redhill district which lies about 1½ miles south of central Hereford. In the locality there are a range of amenities including schools, there is a park nearby together with a local shop. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

52 Honddu Close is an established semi detached home which has been maintained to a high standard. The property overlooks a park to the front with a view then enjoyed across rooftops to rising countryside in the distance. The property has the benefit of a gas fired central heating system (boiler installed 2 years ago) and double glazed windows and in more detail it comprises:

#### ON THE GROUND FLOOR:

##### Enclosed Entrance Porch

2.79m (9'2) x .56m (1'10)

Approached through a double glazed sliding patio door and with a door with glazed panel and adjacent windows to:

##### Entrance Hall

3.38m (11'1) x 2.01m (6'7)

With stairway off, radiator, wall mounted thermostat, door to under-stairs storage cupboard and having a panelled door to kitchen and panelled door to:

##### The Living Room

4.27m (14'0) x 3.38m (11'1) (13'3 into a bay recess)

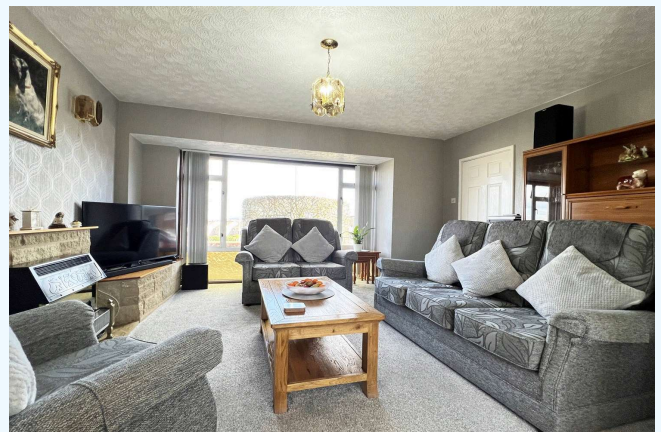
With a double glazed window to the front overlooking the garden, park and across rooftops to rising tree lined countryside in the distance. Vertical blind, radiator and reconstituted stone ornamental fire surround with timber mantel over. Wall light point and dimmer light switch. 4'10 wide opening to:



##### The Dining Room

3.35m (11'0) x 2.97m (9'9)

With a pair of double glazed sliding patio doors opening to the rear with adjacent double glazed windows overlooking the established garden. Vertical blind and radiator. Door to:





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### Kitchen

2.92m (9'7) x 2.9m (9'6)

Fitted base cupboards and drawer units with roll edged working surfaces over, tiled surrounds and eye level cabinets, further area of tiling and with a single drainer stainless steel sink unit with mixer tap, point for cooker and double glazed window overlooking the rear garden with vertical blind. Second door to inner hall, door to under-stairs storage cupboard and door to:



### L-Shaped Utility/Side Porch

3.68m (12'1) x 4.27m (14'0)

With a double glazed sliding patio door opening to and overlooking the rear garden, area of worktop surface, plumbing for washing machine, outside tap, wall mounted gas boiler providing central heating (installed two years ago), high level cabinet, door to front and with doors to the GARAGE, a store cupboard with fitted shelf and:

### WC

1.85m (6'1) x .84m (2'9)

With low level wc.

### ON THE FIRST FLOOR:

#### Landing

2.31m (7'7) x 1.91m (6'3)

With a double glazed window with vertical blind to the side, access hatch to loft storage space, airing cupboard with insulated hot water cylinder and with doors to:



## 52 Honddu Close, Redhill, Hereford, HR2 7NY

### Bedroom 1

3.53m (11'7) x 3.43m (11'3) (plus door recess)

With a double glazed window enjoying the view across the park to the front and roof tops to tree lined countryside in the distance. Radiator.

### Bedroom 2

3.84m (12'7) x 2.84m (9'4) (plus door recess)

With a secondary glazed window to the rear. Radiator.



### Bedroom 3

2.82m (9'3) x 2.31m (7'7)

With a secondary glazed window to the front which enjoys the distant outlook, radiator and with a cupboard unit.

### Bathroom

2.44m (8'0) x 1.7m (5'7)

With double glazed windows to two aspects and white suite comprising bath with screen and electric shower over, pedestal wash basin and low level wc. Tiled walls and radiator.



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### OUTSIDE:



### Driveway & Garage

The property has the benefit of a brick pavior, three car wide driveway which leads to the GARAGE (16' x 8'3) with up and over door to the front, electric light and power point.

### Gardens

Immediately at the front of the property there is a stone garden area with a shaped Magnolia. At the rear of the property there is a paving stone and concrete patio area from which steps and a width of lawn rises to the upper lawn. The borders are interspersed with evergreens and heathers. There is also a stone border and a GARDEN STORE (7'10 x 5'10). The rear garden is enclosed by a mix of blockwork with pierced blockwork over, feather-board fencing between concrete posts and further timber fencing.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed over Greyfriars Bridge and at the roundabout take the second exit onto Belmont Road. Continue along Belmont Road and take the left hand turning into Walnutree Avenue and take the first right into Home Lane. Continue along Home Lane and follow the road around the right hand bend into Dulas Avenue. Take the first turning on the left into Honddu Close and the property is located on the right hand side as indicated by the agents for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**28th February 2025**

ID40087



## 52 Honddu Close, Redhill, Hereford, HR2 7NY

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

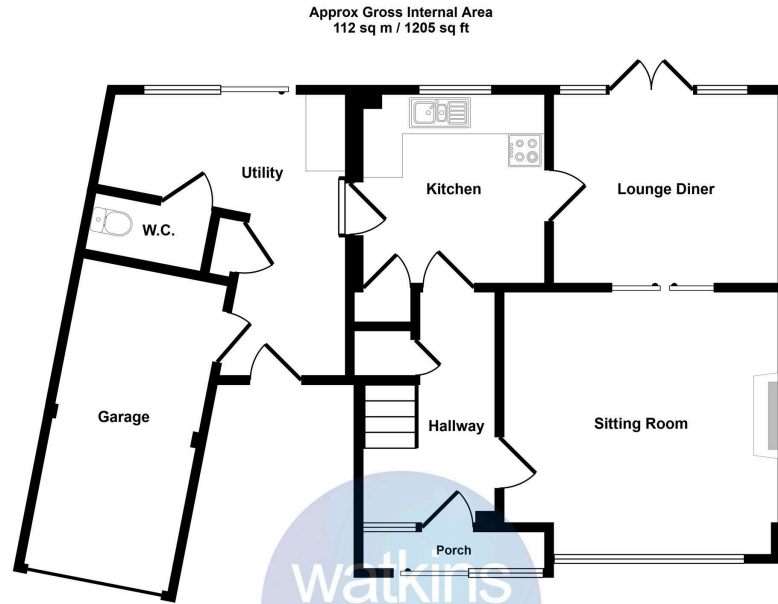
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

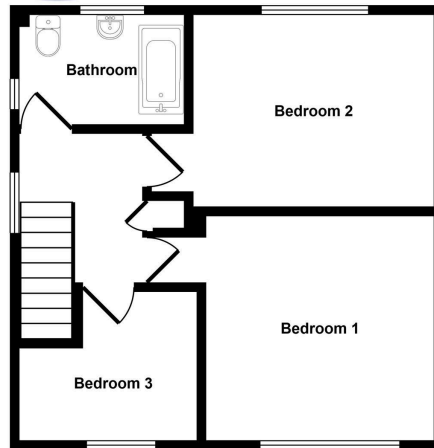
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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx 71 sq m / 768 sq ft



First Floor  
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.