



**Honey Hill Road, , Bedford, MK40 4NW**  
**£330,000 Freehold**



A superb 3 bedroom bay fronted detached family home ideally located in this popular area of Queens Park, Bedford. This fantastic property offers spacious living accommodation across 2 floors including a welcoming entrance hall, a light & airy bay fronted lounge and a large dining/sitting room with French doors out to the garden. Following on from the dining room you will find a beautifully presented kitchen with an understairs storage cupboard and a doorway through to a neatly presented utility room & a convenient cloakroom. Upstairs the property boasts 3 spacious double bedrooms and a modern bathroom. On the outside there is a south facing enclosed rear garden, mainly laid to lawn with a decked seating area and a patio area and to the front an enclosed paved front garden with gated side access. Located just a short walk to local shops, schools, parks and convenient access to the town centre & train station, this rarely available property makes the ideal family home.



Entrance Hall

Lounge

13'11 x 11'7 (4.24m x 3.53m)

Dining Room

12'11 x 12'2 (3.94m x 3.71m)

Kitchen

9'11 x 9'6 (3.02m x 2.90m)

Utility

7' x 5'2 (2.13m x 1.57m)

WC

First Floor Landing

Bedroom 1

15'4 x 11'11 (4.67m x 3.63m)

Bedroom 2

12'11 x 9'5 (3.94m x 2.87m)

Bedroom 3

9'11 x 9'2 (3.02m x 2.79m)

Council Tax: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Bathroom

6'7 x 7'9 (2.01m x 2.36m)

Rear Garden

Queens Park

The property is located in Queens Park which is within easy walking distance to the Bedford Town Centre and close proximity to the main train Station. This area has become very popular with commuters due to it's locality. Local amenities include a doctors surgery, supermarkets and various schools. Bedford town centre itself has a great selection of shops, bars & restaurants. The train station offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A428, the M114 and 13.



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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