



Honey Hill Road | | Bedford | MK40 4PD

Asking Price £400,000

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An EXTENDED three bedroom semi-detached FAMILY home ideally situated on the west side of BEDFORD and standing on a LARGER than average plot with further room to enhance and remodel the current blueprint if needed. (Stp)  
This well proportioned home benefits from Entrance hall, 26ft lounge diner, 19ft family room, kitchen, Three decent size bedrooms, upstairs bathroom, 24ft garage/workshop with WC and utility room, off road parking and garage. The property also has direct access to the rear with stunning views overlooking the river. To fully appreciate this wonderful property an internal and external viewing is strongly recommended. CALL TO VIEW. No upward chain.

- SUPERB SIZE PLOT
- SEMI DETACHED
- 26ft LOUNGE DINER
- 24ft GARAGE
- EXCELLENT VIEWS TO REAR
- THREEBEDROOMS
- EXTENDED
- 18ft FAMILY ROOM
- OFF ROAD PARKING
- POPULAR LOCATION

#### ENTRANCE HALL

Double glazed door to front, tiled flooring, stairs rising to first floor, under stairs cupboard with double glazed window to side.

#### LOUNGE DINER

26' x 11'11" (7.92m x 3.63m)

Double glazed bay window to front, tiled flooring, fireplace, double doors opening to family room.

#### KITCHEN

8'9 x 7'10" (2.67m x 2.39m)

Gas cooker point with extractor fan over, base and wall mounted units, wall mounted boiler, double glazed window to side.





Ideally situated on the West side of Bedford is this rarely available Three bedroom Semi detached family home in this popular area known as Queens Park.



### **FAMILY ROOM**

18'8 x 9'10 (5.69m x 3.00m)

Two double glazed windows to rear double glazed door to side.

### **LANDING**

double glazed window to side access to loft void, doors to main rooms.

### **MASTER BEDROOM**

13'6 x 11 (4.11m x 3.35m)

Double glazed bay window to front.

### **BEDROOM 2**

12' x 10'11 (3.66m x 3.33m)

Double glazed window to rear.

### **BEDROOM 3**

7'8 x 7 (2.34m x 2.13m)

Double glazed window to front.

### **SHOWER ROOM**

7'11 x 6' (2.41m x 1.83m )

Four piece suite comprising shower, low level WC, pedestal wash hand basin, bidet, heated towel rail, tiled flooring, double glazed window to rear.

### **FRONT GARDEN**

Double gated access leading to driveway and garage, part flower and shrub borders, fence and brick wall surround, gated side access.

### **REAR GARDEN**

Larger than average, patio area with covered canopy with butler sink, water tap, and passage way leading to front access , laid to lawn with flower and shrub borders, various fruit trees, wood panel fence surround, gated rear access leading to river.

### **GARAGE**

24' x 11 (7.32m x 3.35m)

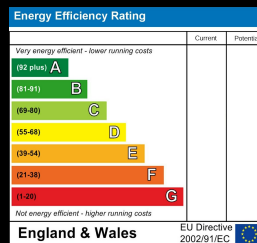
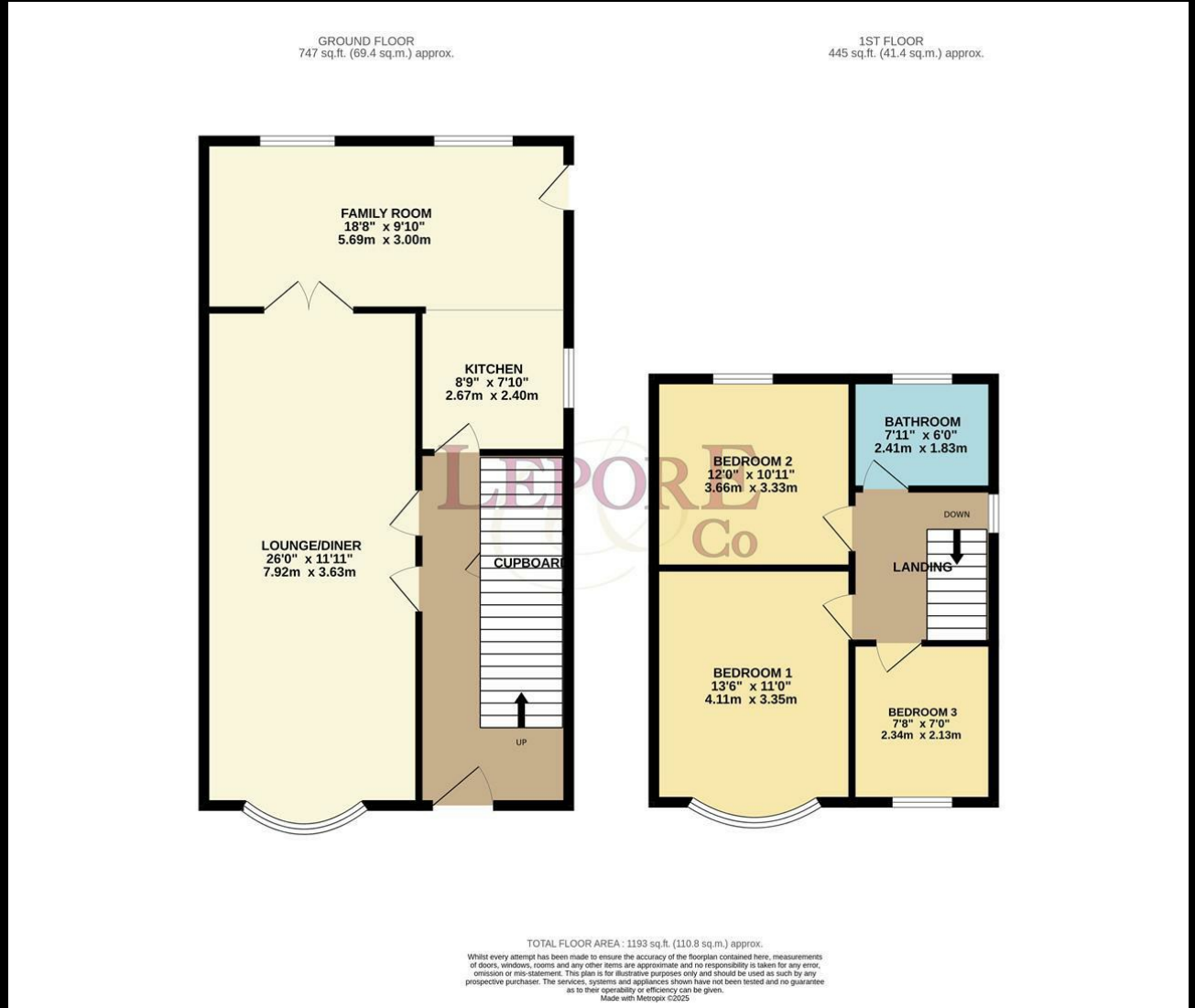
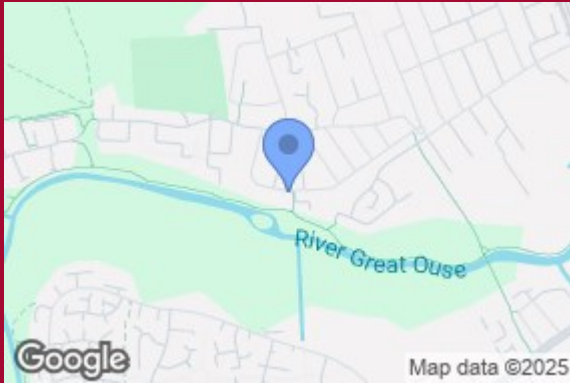
(Irregular shaped room)Electronic up and over style door with power and lighting, work shop area, door to rear, WC, utility room.

### **TENURE**

FREEHOLD

### **TAX BAND**

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