



Honey Hill Road, , Bedford, MK40 4PD
Guide price £350,000 Freehold



A beautifully presented 3 bedroom extended semi detached family home ideally situated in this popular residential road in Queens Park. This superb property offers spacious living accommodation throughout, having recently been extended by the current owners providing a fantastic home perfect for modern family living. The property comprises a welcoming entrance hall with a bay fronted lounge, a generous sized sitting room which leads through to the lobby area where you will find a well presented family bathroom and a utility room. The doorway then leads through to the impressive 28ft open planned kitchen/dining/family room with a modern kitchen and a lounge/family area perfect for entertaining with French windows leading to the garden. Upstairs the property boasts 3 double bedrooms and on the outside there is a charming split level garden with a patio seating area which leads down to an enclosed lawn area. Being just a short distance to local amenities, schools and parks, this fantastic property is one not to be missed.

Hallway

Lounge

12'10 (into bay) x 11'5 (3.91m (into bay) x 3.48m)

Sitting Room

11'5 x 11'4 (3.48m x 3.45m)

Lobby

9'3 x 5'6 (2.82m x 1.68m)

Bathroom

7'4 x 6'7 (2.24m x 2.01m)

Utility

7'4 x 2'3 (2.24m x 0.69m)

Kitchen/Dining/Family Room

28' x 12' (8.53m x 3.66m)

First Floor Landing

Bedroom 1

14'8 x 10'5 (4.47m x 3.18m)

Bedroom 2

11'4 x 9'10 (3.45m x 3.00m)

Bedroom 3

9'10 x 8'5 (3.00m x 2.57m)

Enclosed Split-Level Garden

Front Garden

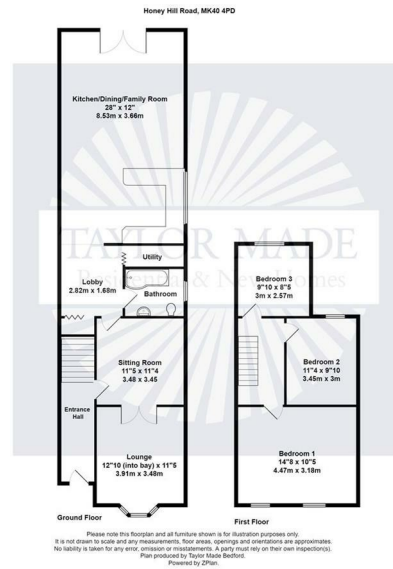
Queens Park

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.

Council Tax: C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (95-100) A	Very energy efficient - lower running costs (95-100) A	Very environmentally friendly - lower CO ₂ emissions (95-100) A	Very environmentally friendly - lower CO ₂ emissions (95-100) A
Energy efficient - lower running costs (81-94) B	Energy efficient - lower running costs (81-94) B	Environmentally friendly - lower CO ₂ emissions (81-94) B	Environmentally friendly - lower CO ₂ emissions (81-94) B
Decent energy efficiency - lower running costs (69-80) C	Decent energy efficiency - lower running costs (69-80) C	Some energy efficiency - lower CO ₂ emissions (69-80) C	Some energy efficiency - lower CO ₂ emissions (69-80) C
Below average energy efficiency - higher running costs (55-68) D	Below average energy efficiency - higher running costs (55-68) D	Not very energy efficient - higher CO ₂ emissions (55-68) D	Not very energy efficient - higher CO ₂ emissions (55-68) D
Low energy efficiency - higher running costs (49-54) E	Low energy efficiency - higher running costs (49-54) E	Not energy efficient - higher CO ₂ emissions (49-54) E	Not energy efficient - higher CO ₂ emissions (49-54) E
Very low energy efficiency - higher running costs (35-48) F	Very low energy efficiency - higher running costs (35-48) F	Not environmentally friendly - higher CO ₂ emissions (35-48) F	Not environmentally friendly - higher CO ₂ emissions (35-48) F
Lowest energy efficiency - highest running costs (1-34) G	Lowest energy efficiency - highest running costs (1-34) G	Not environmentally friendly - higher CO ₂ emissions (1-34) G	Not environmentally friendly - higher CO ₂ emissions (1-34) G



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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