



Connells

Honey Hill Road  
Bedford





### Property Description

\*\*\*OFFERED CHAIN FREE!!\*\*\*

Connells are pleased to be able to offer for sale this 3 bedroom semi detached property located in Queens Park. This property comprises of entrance porch, entrance hall, open plan lounge/diner, kitchen and bathroom on the ground floor. Moving to the first floor you will find 3 bedrooms. Externally the property boasts in our opinion a great sized rear garden.

#### Location:

Queens Park provides the perfect balance for family living, Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. Other benefits include a short distance to shops and other local amenities including community centre and schooling.

Viewing highly advised to fully appreciate this gem!



**Entrance Porch**

**Entrance Hall**

**Lounge/Diner**

24' 5" into bay x 11' 9" ( 7.44m into bay x 3.58m )

**Kitchen**

9' 11" x 8' 6" ( 3.02m x 2.59m )

**First Floor**

**Landing**

**Bedroom One**

14' 8" x 10' 4" ( 4.47m x 3.15m )

**Bedroom Two**

11' 5" x 9' 6" ( 3.48m x 2.90m )

**Bedroom Three**

9' 11" x 8' 5" ( 3.02m x 2.57m )

**Bathroom**

**External**

**Rear Garden**

**Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312804](https://connells.co.uk/Property/BED312804)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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