



7 Honey Hill Gardens, Bedford MK40 4PA

**Lane &**  
**HOLMES**  
Est. 1985

7 Honey Hill Gardens  
Bedford  
MK40 4PA

Guide £210,000

- Chain free
- Large lounge/diner
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Garage and parking
- Rear garden
- Freehold



- Council Tax Band B
- Energy Efficiency Rating C

Chain free semi-detached house located in the heart of Queens Park...



Lane and Holmes are pleased to offer for sale this chain free semi-detached house located in the heart of Queens Park in Bedford and requiring modernisation.

The accommodation is over two floors and includes an entrance hall, a large lounge/diner and a kitchen.

The first floor offers two double bedrooms and a family bathroom, and further benefits include gas fired central heating and double glazing.

There is a garage with narrow access and a driveway to the side and there is also a generous rear garden.

The property is available with no upward chain.

Honey Hill Gardens is centrally located in Queens Park, approximately a mile away from the mainline train station. Local amenities include a range of shops and schools, whilst Bedford itself provides a wider range of shops and restaurants as well as riverside walks. Bedford also provides excellent commuter links to London and beyond.

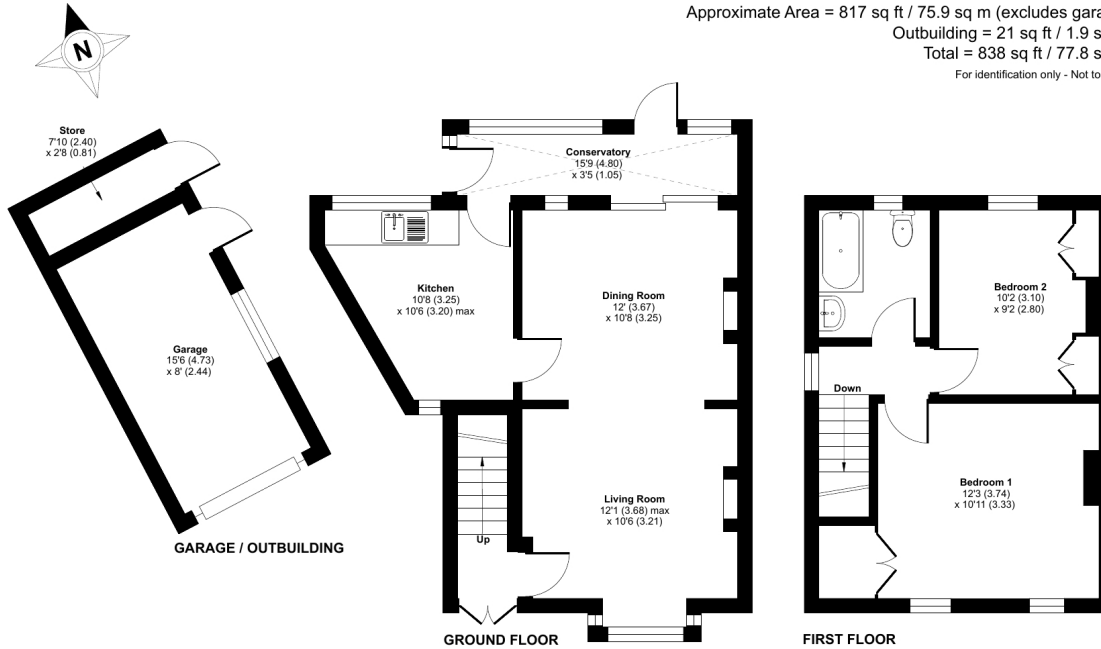
# Honey Hill Gardens, Bedford, MK40

Approximate Area = 817 sq ft / 75.9 sq m (excludes garage)

Outbuilding = 21 sq ft / 1.9 sq m

Total = 838 sq ft / 77.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lane & Holmes. REF: 1217113



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

