



Honey Hill Road, , Bedford, MK40 4NW
£315,000 Freehold



VACANT - NO CHAIN

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: Bedford C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 77 (Current), 62 (Maximum)
 Environmental Impact (CO₂) Rating: A (Current), A (Maximum)

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.

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