Connells

Honey Hill Road
Bedford

Honey Hill Road
Bedford MK40 4PE

for sale
£900,000

Property Description

A substantially extended and versatile seven-bedroom detached family home, ideally situated on the popular Honey Hill Road within the highly sought-after Queens Park area of Bedford. Having been extended and adapted by the current vendor to create a generous and flexible living environment, this impressive property offers an abundance of accommodation arranged over two floors.

Upon entering, the property immediately provides a sense of the space on offer, with two separate reception rooms and a conservatory, providing excellent options for both family living and entertaining.

The ground floor further benefits from two bedrooms, alongside a separate shower room, making this area particularly versatile and potentially ideal for extended family, guests or those requiring ground floor accommodation.

To the right-hand side of the property is a generous kitchen/breakfast area, providing a practical heart to the home with ample space for everyday family dining.

To the first floor, there are a further five bedrooms, offering excellent flexibility for a large or growing family. The first floor is completed by two additional bathrooms, helping to accommodate the needs of a larger household.

Externally, the property continues to impress, with a substantial frontage providing off-road parking for approximately five to six vehicles. To the rear is an enclosed rear garden, offering a private outdoor space, together with a garage providing useful storage or parking.

Ground Floor

Entrance Porch

Entrance Hall

Living Room

Reception Two

Kitchen

Conservatory

Hallway

Bedroom One

Ensuite

Bedroom Two

First Floor

Landing

Bedroom Three

Bedroom Four

Bedroom Five

Bedroom Six

Bedroom Seven

Shower Room

Bathroom

External

Rear Garden

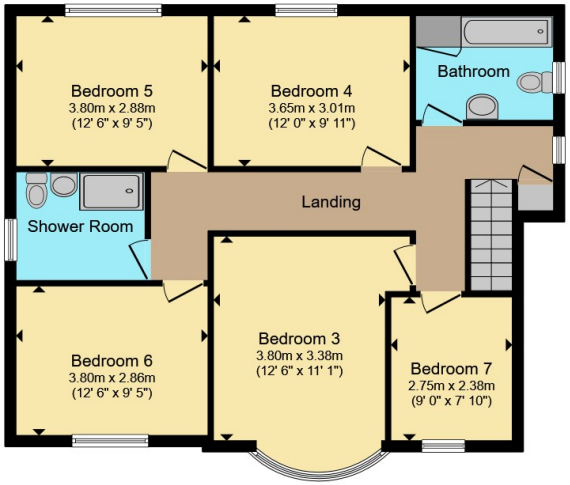
Driveway

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor



First Floor

Total floor area 191.3 m² (2,059 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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42 Allhallows
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EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

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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.

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