



**Honey Hill Gardens, , Bedford, MK40 4PA**  
**£300,000 Freehold**



A superb 2 double bedroom extended semi detached property ideally tucked away in this quiet cul de sac in Honey Hill Gardens, Queens Park. Occupying a large corner plot, this fantastic property offers spacious living accommodation throughout including an entrance hall with a light & airy bay fronted living room to the front. This in turn leads through to an impressive dining room with a bay window to the side & a feature fire place which follows onto a beautifully presented kitchen/breakfast room with plenty of work top space, fitted cupboards and a door leading to the garden. Upstairs you will find 2 double bedrooms with space for wardrobes and the family bathroom. Outside the property boasts a large rear garden that occupies a corner plot, extending around to the side of the house with a paved seating area perfect for entertaining, a summer house with power, a W/C and to the front there is a driveway providing parking. Being just a short walk to local shops, schools and parks and with easy access to the town centre, this stunning property would make an ideal starter home or investment purchase.

### Entrance Hall

### Living Room

13'3 max x 12 (4.04m max x 3.66m)

### Dining Room

17'4 max x 9'10 (5.28m max x 3.00m)

### Kitchen

14'4 x 8'9 (4.37m x 2.67m)

### Landing

### Bedroom 1

14'4 max x 10'10 (4.37m max x 3.30m)

### Bedroom 2

9'10 x 9 (3.00m x 2.74m)

### Bathroom

### Rear Garden

### Summer House

### Front Garden

### Driveway

### 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: Bedford B



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Total Area: 75 SqM = 807.29 SqFt (approx)

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
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
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 2026.



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