



Honey Hill Road, Bedford MK40 4NZ

WALDENS ESTATE AGENTS



Honey Hill Road
Bedford
MK40 4NZ

£350,000

Retaining character and charm in abundance, we have this three bedroom semi detached home is in need of some modernisation. Situated on Honey Hill Road in Queens Park and is being offered with no upper chain.

- Requiring Some Modernisation
- 3 Bedroom Bay Fronted Semi Detached
- Lounge
- Kitchen/Dining Room
- Conservatory
- Gas Central Heating
- Off Road Parking With Garage/Workshop
- No Onward Chain

- Council Tax Band C
- Energy Efficiency Rating E



The property is situated on Honey Hill Road, Queens Park, Bedford which is within close proximity to Bedford town centre and Bedford train station. The area has become very popular with commuters due to the short train journey into the capital and beyond.



This property is in need of some modernisation however the current footprint provides a good layout making this an exciting opportunity for anyone looking to put their own stamp on a property. Initially entering the property the entrance hall has stairs rising to the first floor accommodation with under stairs cupboard. Doors to the ground floor reception rooms. The lounge is positioned at the front with a bay window that gives lots of natural daylight. To the rear of the ground floor there is an open Kitchen/Dining area. The Kitchen is equipped with base and eye level storage units with flowing worksurfaces over and has space for the day to day necessary appliances. Dining area leads into the conservatory that further leads into the rear garden.

Ascending the first floor the landing gives access to all rooms. The bathroom is fitted with a white 3 piece suite and is positioned at the rear. Bedroom 1 is located at the front of the property and is of a generous size with a bay window. Bedroom 2 has a fitted wardrobe space and a cupboard housing the hot water cylinder. Bedroom 3 window to front elevation.

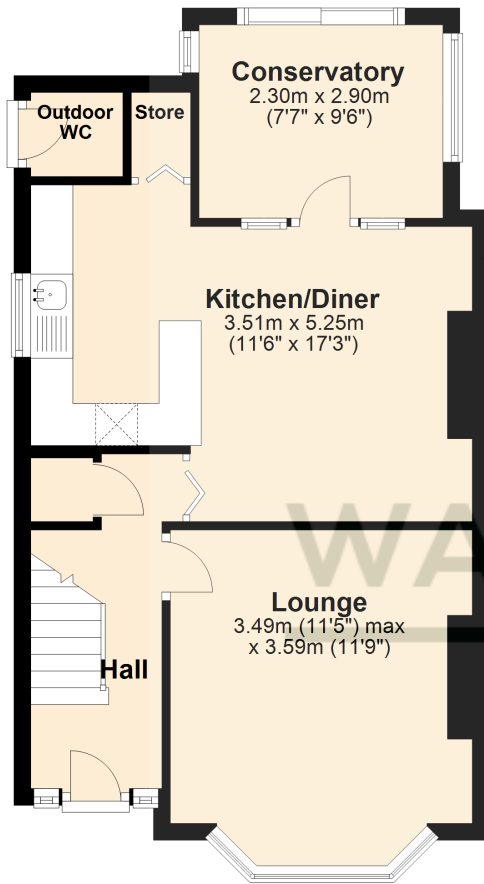
Outside, Front Garden is laid to lawn with flower/shrub borders, enclosed by brick walling with wrought iron gates that give access to the hard standing area to provide off road parking.

Rear Garden - Patio area with a pathway leading to the wooden storage sheds. Remainder laid to lawn. The property has an outside WC, access is available to the rear of the lean to/garage from the garden.



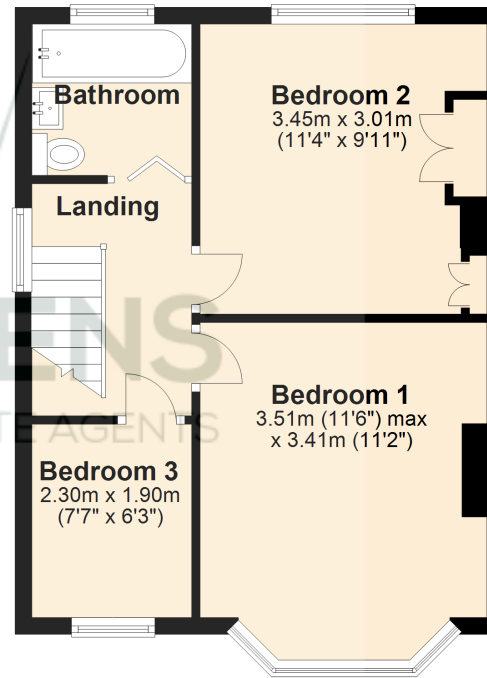
Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.6 sq. feet)

Total floor area excludes outbuildings
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	85
England, Scotland & Wales		EU Directive 2002/91/EC	

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide-angled lens. Where a floor plan has been provided, this is for guidance purposes only.

