



West Lake Avenue, Hampton Vale Peterborough

Price: Freehold £375,000 guide price

- Spacious family home
- Two reception rooms
- Utility room
- Five double bedrooms
- Three bathrooms
- Low maintenance rear garden
- Garage with power and light

EPC Rating: C



Set over three floors this five bedroom home offers spacious living accommodation for the whole family. Situated on the ever popular Hampton Vale, Westlake Avenue is close to local schools, amenities and is within walking distance to Serpentine Green shopping centre.

Ground floor accommodation comprises entrance hall with under stairs storage cupboard, cloakroom, light and airy 19ft bay fronted living room with patio door to the rear garden, separate dining room, modern fitted kitchen plus utility room with door leading into the rear garden.

To the first floor there three double bedrooms, with bedroom one boasting double aspect, an en-suite plus built in wardrobes, as well as family bathroom.

The second floor also boasts two spacious double bedrooms, both with built in wardrobes and a Jack and Jill bathroom.

The rear garden is laid with artificial grass and is both enclosed and low maintenance with a single garage on block to the rear of the property and off road parking.

Utility room - 5'03 x 6'02

First floor landing

Bedroom one - 14' x 13'09 excluding recess

En-suite - 6'09 x 9'11

Bedroom four - 13'06 x 8'11

Bedroom five - 7'04 x 8'08

Second floor landing

Bedroom two - 15'04 x 14'09

Bedroom three - 16'08 x 14'

Entrance hall

Downstairs WC

Lounge - 19'11 x 10'08

Dining room - 17' x 9'01

Kitchen - 13'08 x 10'03



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such may be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.

Ref: HAM203018 - 0007

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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