



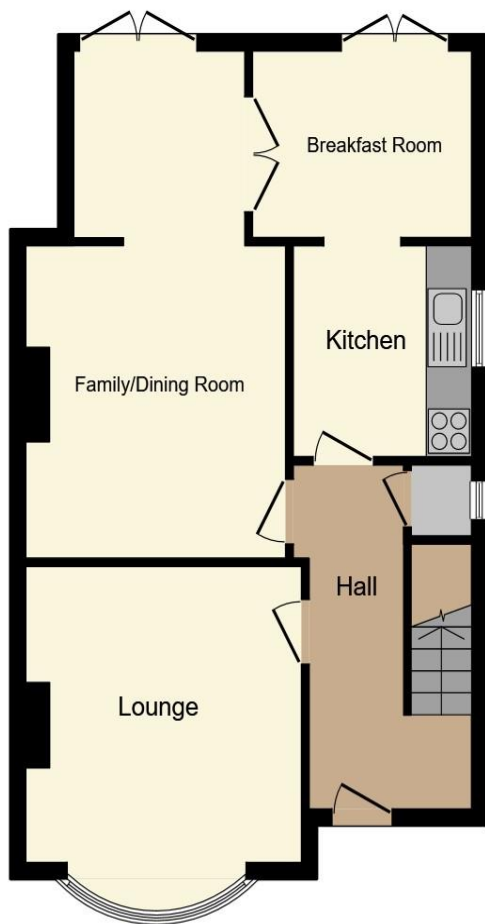
**Westbrook Avenue, Peterborough PE2 9JH**

**welcome to**

**Westbrook Avenue, Peterborough**

Three-bedroom extended family home located in the area of Woodston, this home offers; lounge, dining area, kitchen, breakfast room, office/playroom, three bedrooms and a family bathroom. This home is strongly advised for viewings!

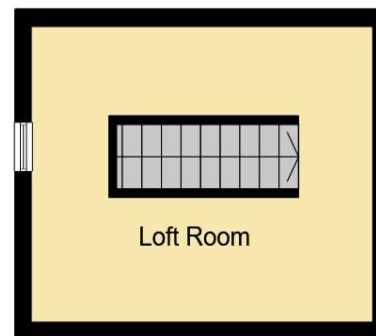




**Ground Floor**



**First Floor**



**Second Floor**

## Entrance Hall

## Lounge

12' 5" +bay x 12' 1" ( 3.78m +bay x 3.68m )

## Dining Area

11' 2" x 15' 5" ( 3.40m x 4.70m )

## Office/Playroom

9' x 8' 1" ( 2.74m x 2.46m )

## Breakfast Room

8' 8" x 9' 3" ( 2.64m x 2.82m )

## Bedroom One

12' 1" +bay x 12' 1" ( 3.68m +bay x 3.68m )

## Bedroom Two

12' 5" x 11' 2" ( 3.78m x 3.40m )

## Bedroom Two

## Bedroom Three

7' 4" x 8' 2" ( 2.24m x 2.49m )

## Bathroom

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.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Westbrook Avenue, Peterborough**

- Three bedrooms
- Extended family home
- Office/playroom
- Spacious living space
- Off-road parking

Tenure: Freehold EPC Rating: E

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FLE104283 - 0004

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