



Standish Court, PETERBOROUGH PE2 9RR

welcome to

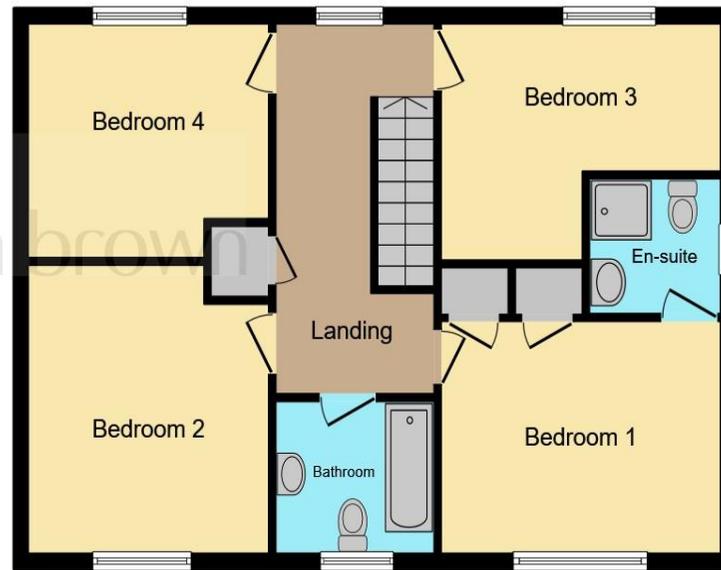
Standish Court, PETERBOROUGH

William H Brown is pleased to offer this Beautiful Detached Family Home located on the British sugar Estate, just off the Oundle Road with easy access to Peterborough City Centre and with shops and schools close by. This Brick built Property was built circa 2002 and the accommodation boasts Four Double Bedrooms with En suite to Master, and a three-piece Family Bathroom to the first floor. On the ground Floor the accommodation leads off an Entrance Hall, with 3 main reception rooms consisting of Lounge, Dining Room and Study and Conservatory. The Kitchen is fully fitted with a separate utility off which leads to the good size rear gardens which are enclosed. A rear gate leads to detached double garage (personal access from the garden) which has light and power and double up and over doors with double fronted Parking to the front for several vehicles.





Ground Floor



First Floor

Entrance Hall

Study

10' 7" x 6' 2" (3.23m x 1.88m)

Cloakroom

Dining Room

10' x 9' 7" (3.05m x 2.92m)

Kitchen

11' 7" x 10' 1" (3.53m x 3.07m)

Living Room

15' x 13' 3" (4.57m x 4.04m)

Conservatory

9' 2" x 6' 2" (2.79m x 1.88m)

Utility Room

7' x 6' (2.13m x 1.83m)

Landing

Master Bedroom

12' 8" x 9' 9" (3.86m x 2.97m)

En-Suite

Bedroom Two

13' 6" x 9' 8" (4.11m x 2.95m)

Bedroom Three

11' 4" x 10' 1" (3.45m x 3.07m)

Bedroom Four

11' 6" x 11' (3.51m x 3.35m)

Family 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

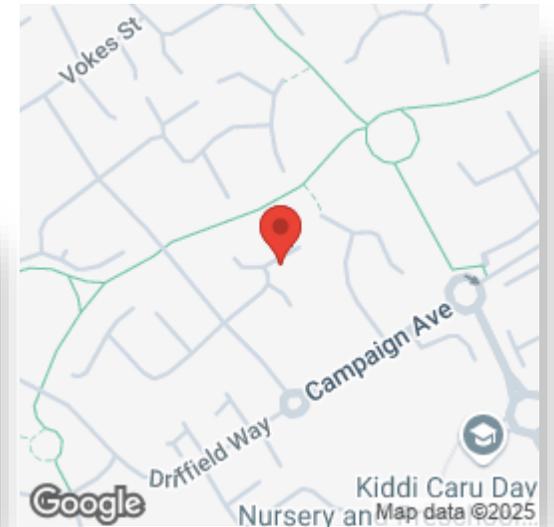
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Standish Court, PETERBOROUGH

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- SOUTH FACING GARDEN
- EN-SUITE TO THE MASTER

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£365,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104510



Property Ref:
FLE104510 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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