



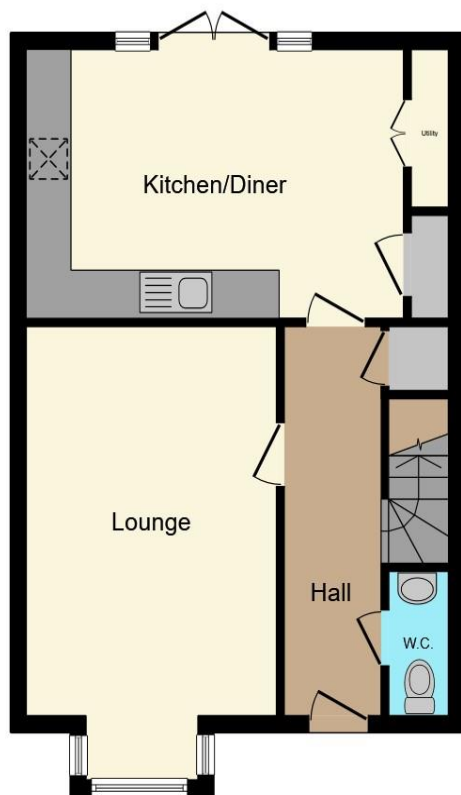
Wayside Crescent, Hampton Vale Peterborough PE7 8HX

welcome to

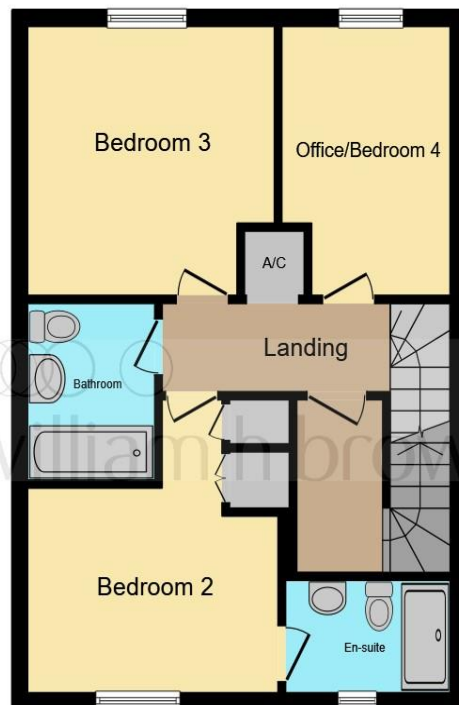
Wayside Crescent, Hampton Vale Peterborough

William H Brown is please to offer this lovely four bedroom, semi-detached family home. Located in a very popular Hampton area of Peterborough, within a walking distance to local schools and amenities as well as easy access to A1 and other major road links. This spacious three storey home briefly comprises of; entrance hall, lounge, WC and kitchen/diner to the ground floor. Three bedrooms, one with en-suite and fitted wardrobes and a family bathroom to the first floor and master bedroom to the second floor with dressing room as well as good size en-suite shower room. This property also benefits from the air conditioning located in two of the bedrooms as well as the lounge. On the outside there is a small front garden and enclosed rear garden which laid to lawn and have access to the garage from the rear. Secure gated access to the side of the property leading to the garage and drive.

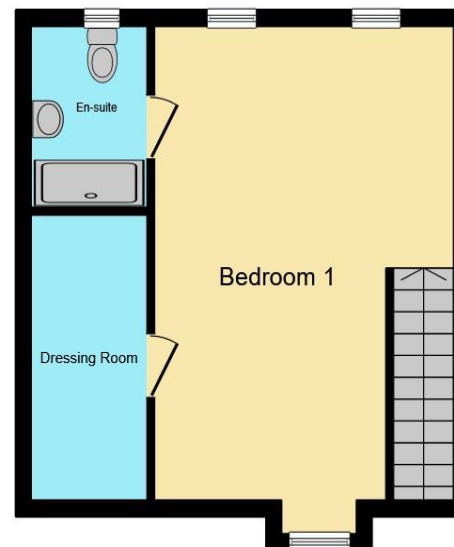




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

15' 9" x 11' 10" (4.80m x 3.61m)

WC

Kitchen/Diner

16' 7" x 11' (5.05m x 3.35m)

Landing

Bedroom Two

11' x 6' 6" (3.35m x 1.98m)

En-Suite

9' 6" x 7' 1" (2.90m x 2.16m)

Bedroom Three

11' 2" x 11' (3.40m x 3.35m)

Bedroom Four

11' 2" x 7' 5" (3.40m x 2.26m)

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

Second Floor

Master Bedroom

19' 4" x 13' 8" (5.89m x 4.17m)

Dressing Area

En-Suite

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

welcome to

Wayside Crescent, Hampton Vale Peterborough

- SEMI-DETACHED HOME
- FOUR BEDROOMS
- KITCHEN/DINER
- AIR CONDITIONING
- TWO EN-SUITE BATHROOMS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of
£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104715



Property Ref:
FLE104715 - 0006

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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