



206 West Lake Avenue

Hampton Vale PE7 8LN

Offers in the region of £460,000



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Brilliantly presented link detached property on Westlake Avenue, a very popular spot in Hampton Vale.

This property comprises of;

Ground Floor- entrance hall, re-fitted w/c, double doors to the dining room, re-fitted kitchen/breakfast room with access to the re-fitted utility room with door to the garden. Lounge with double doors to the garden, previously the double garage has been converted to a studio and would make a perfect family room. The remaining section of the garage is used a store room which is accessed via the driveway.

First Floor- landing with airing cupboard, four bedrooms, bedrooms one, two and three all benefitting from built in wardrobes, bedroom one benefitting from a re-fitted en suite shower room, re-fitted family bathroom.

Outside- to the front, a feature of Westlake Avenue and Hampton, this property is known for its Wisteria. Low maintenance frontage laid to gravel and enclosed with iron railings, side access. To the rear of the property, an enclosed garden, laid to lawn and patio with a mixture of established plants and trees. Side access to the driveway and store room.

This property is within easy reach of all Hampton has to offer and major transport links. This property has to be viewed to be appreciated.

Tenure: Freehold
Council Tax Band: E





Ground Floor

Entrance Hall

W/C

Lounge

18'11" x 11'3" (5.77m x 3.44m)

Studio/Family Room

15'7" x 11'11" (4.77m x 3.65m)

Dining Room

10'9" max x 9'5" max (3.28m max x 2.88m max)

Kitchen/Breakfast Room

12'5" x 11'6" (3.79m x 3.52m)

Utility Room

7'7" x 5'8" (2.33m x 1.74m)

First Floor

Landing



Bedroom One

10'9" x 10'0" (3.29m x 3.07m)

En Suite

Bedroom Two

11'6" max x 9'7" max (3.53m max x 2.94m max)

Bedroom Three

9'1" max x 8'3" max (2.77m max x 2.53m max)

Bedroom Four

10'9" x 6'8" (3.29m x 2.04m)

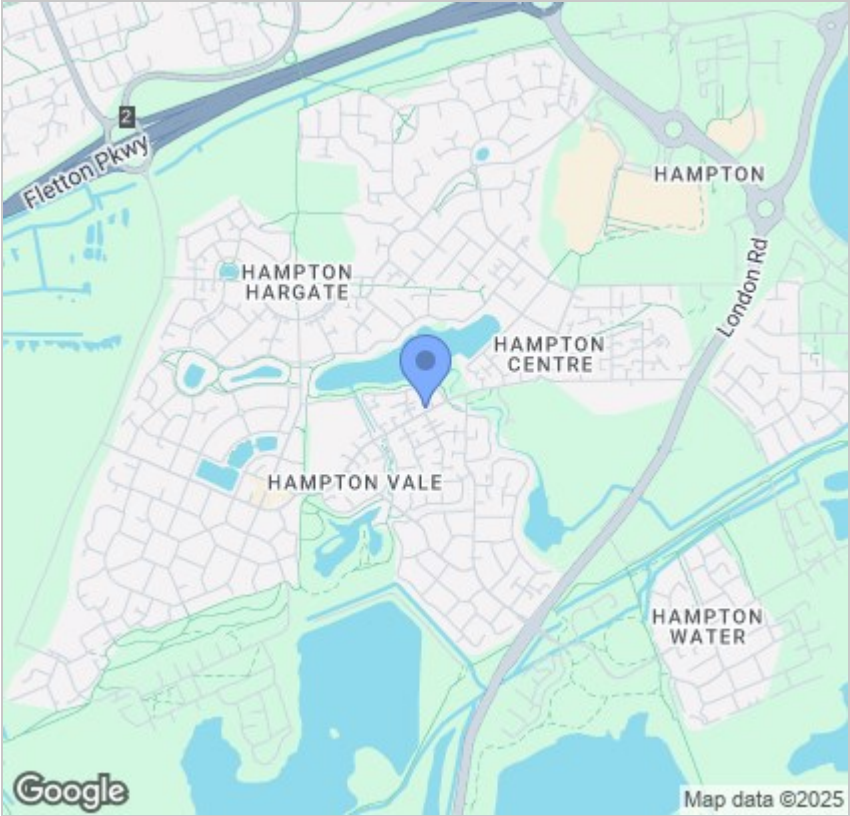
Family Bathroom



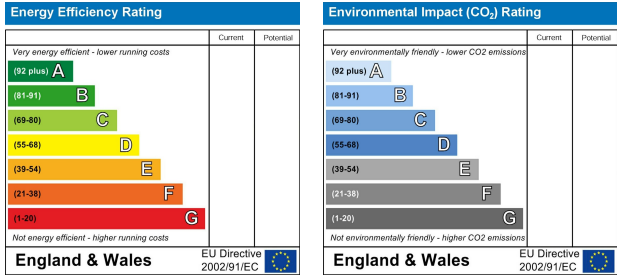
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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