



Harewood Gardens, Peterborough PE3 9NF

welcome to

Harewood Gardens, Peterborough

This Longthorpe home on a spacious corner plot features a large open-plan living/dining area, downstairs cloakroom and separate kitchen that leads to an internal passageway with integral garage and a door to the rear garden. Upstairs, the landing area provides access to three double bedrooms and a single. The accommodation is completed by a four-piece family bathroom. The property benefits from double glazing and warm-air central heating throughout. The location of this property is highly desirable, with local schools and shops within walking distance. Furthermore, it is close to a golf course, pubs, Ferry Meadows Country Park and has excellent travel links, including the A1 and A47.





Ground Floor



First Floor

Kitchen

13' 3" x 10' 7" (4.04m x 3.23m)

Lounge/Diner

23' 1" x 16' 6" (7.04m x 5.03m)

First Floor And Landing

Bedroom One

12' 7" x 11' 4" (3.84m x 3.45m)

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

Bedroom Three

10' 8" x 9' 6" (3.25m x 2.90m)

Bedroom Four

7' 7" x 7' 4" (2.31m x 2.24m)

Family Bathroom

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

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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- Detached family home
- Four bedrooms
- Downstairs cloakroom
- Driveway and garage
- Corner plot
- Popular Longthorpe location
- No onward chain
- Viewings highly recommended

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121804



Property Ref:
PCG121804 - 0007

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.

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