



Oxney Road, Peterborough PE1 5NG

welcome to

Oxney Road, Peterborough

Please welcome to the market this wonderfully presented FOUR BEDROOM DETACHED FAMILY HOME this lovely property compromises as follows, as you enter the property you are welcomed by a large ENTRANCE HALL leading you through to the spacious and well-presented FRONT LOUNGE this lovely property also boasts a large DINING ROOM next to which you will find a large and well-presented KITCHEN, to the rear of the property you will find a large CONSERVATORY the downstairs of this property also benefits from a sizeable and convenient UTILITY ROOM and a DOWNSTAIRS W/C, perfect when entertaining guests. Upstairs boasts FOUR BEDROOMS, the MASTER BEDROOM boasts an impressive bay window bathing the room in natural light as well as a perfectly presented ENSUITE. Upstairs also boasts ample storage on the landing, along with a well presented FOUR-PIECE FAMILY BATHROOM. The exterior of this wonderful property benefits from a large driveway and a convenient GARAGE. Viewings on this delightful property are highly advised.





Ground Floor



First Floor

Lounge

16' 1" x 10' 5" (4.90m x 3.17m)

Dining Room

10' 1" x 8' 9" (3.07m x 2.67m)

Kitchen

10' 8" x 10' 1" (3.25m x 3.07m)

Conservatory

16' x 9' 6" (4.88m x 2.90m)

Bedroom 1

16' 7" x 10' 4" (5.05m x 3.15m)

En-Suite

Bedroom 2

10' 1" x 8' 8" (3.07m x 2.64m)

Bedroom 3

11' 7" x 7' 11" (3.53m x 2.41m)

Bedroom 4

9' 8" x 6' 9" (2.95m x 2.06m)

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
- FOUR BEDROOMS
- GARAGE
- DRIVEWAY
- TWO RECEPTION ROOMS

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

offers in excess of

£341,250



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122286



Property Ref:
PCG122286 - 0011

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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