



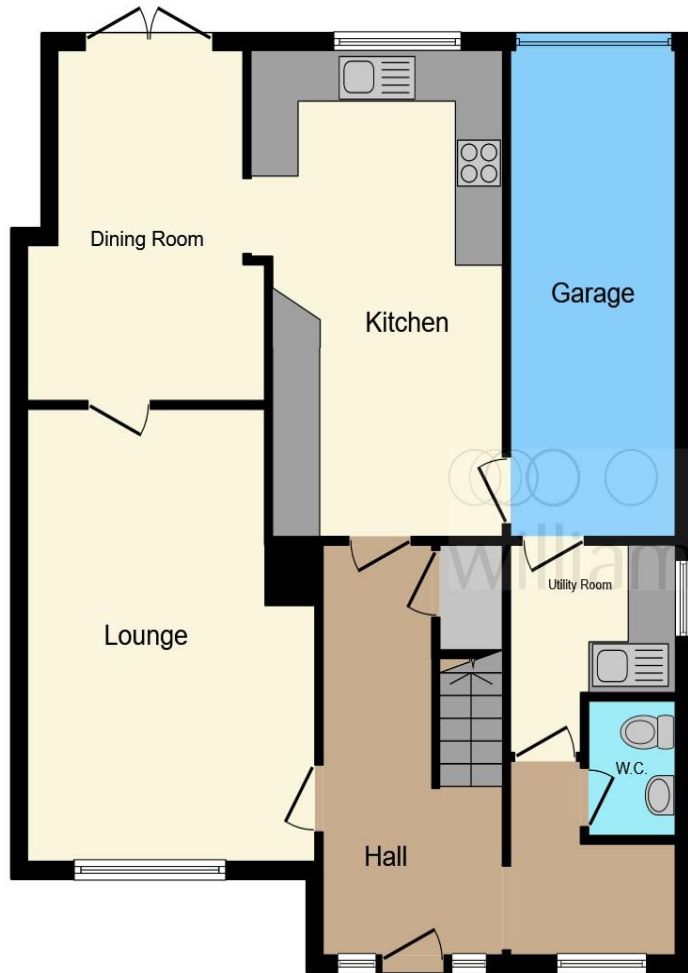
Ashridge Walk, Yaxley Peterborough PE7 3EU

welcome to

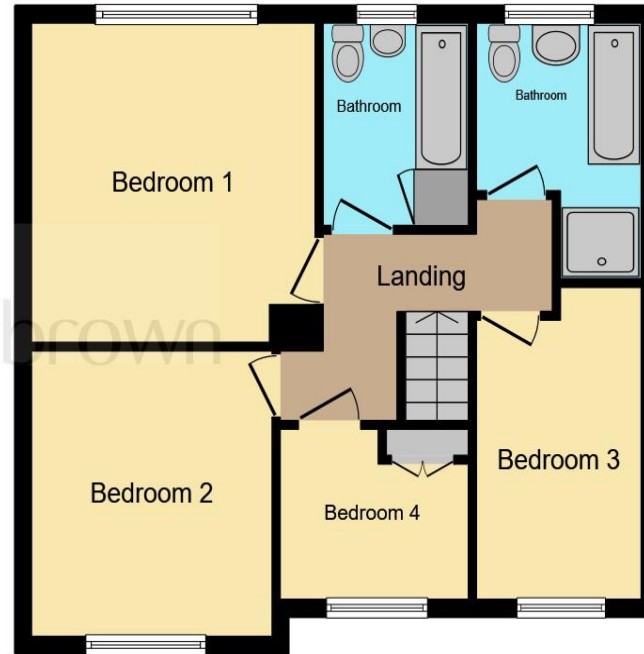
Ashridge Walk, Yaxley Peterborough

A WELL presented, spacious HOME which, having been extended, now offers: entrance hall, lounge, kitchen diner, utility, downstairs wc, four bedrooms, two bathrooms, gardens, garage & driveway. This home could be ideal for the growing family and **MUST** be viewed!!!





Ground Floor



First Floor

Entrance Hall

Lounge

17' 6" x 12' narrowing to 9' 11" (5.33m x 3.66m narrowing to 3.02m)

Dining Area

13' 8" x 9' 10" max (4.17m x 3.00m max)

Kitchen

19' 3" x 7' 9" extending to 9' 7" max (5.87m x 2.36m extending to 2.92m max)

Utility

5' 10" x 7' 3" plus doorway (1.78m x 2.21m plus doorway)

Downstairs Wc

First Floor Landing

Bedroom 1

11' 11" max x 12' 4" (3.63m max x 3.76m)

Bedroom 2

10' 2" x 10' 11" (3.10m x 3.33m)

Bedroom 3

7' 11" x 7' 8" inc stairwell (2.41m x 2.34m inc stairwell)

Bedroom 4

12' 2" max x 7' 3" (3.71m max x 2.21m)

Bathroom 1

Bathroom 2

Outside The Property

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Ashridge Walk, Yaxley Peterborough

- REDUCED FROM £320,000,
- entrance hall, lounge, kitchen diner, utility
- downstairs wc
- four bedrooms, two bathrooms
- gardens, driveway & garage, Council Tax Band C

Tenure: Freehold EPC Rating: C

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/YXZ108184](https://www.williamhbrown.co.uk/Property/YXZ108184)



Property Ref:
YXZ108184 - 0018

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