



**Tilgate Road, Hampton Water Peterborough PE7 8QT**

**welcome to**

**Tilgate Road, Hampton Water Peterborough**

A very well presented family home with accommodation over three floors to comprise: entrance hall, lounge, kitchen diner, downstairs wc, two bedrooms, ensuite & bathroom to the first floor, master bedroom with ensuite & dressing room to second floor, gardens and parking.



### **Entrance Hall**

Radiator, cloak cupboard, understairs storage cupboard.

### **Lounge**

10' 2" plus bay x 15' 3" plus recess ( 3.10m plus bay x 4.65m plus recess )  
double glazed window to the front, radiator, media wall.

### **Kitchen Diner**

16' 1" x 10' 6" ( 4.90m x 3.20m )  
Double glazed window to the front & French doors to the side, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric oven built in dishwasher fridge freezer & washer dryer.

### **Downstairs Wc**

Close coupled wc, hand wash basin, radiator.

### **First Floor Landing**

Radiator, laundry cupboard.

### **Bedroom 2**

12' x 10' 5" max ( 3.66m x 3.17m max )  
Double glazed windows to the front & side, radiator.

### **Ensuite**

Frosted double glazed door to the side, close coupled wc, hand wash basin, shower cubicle, radiator.

### **Bedroom 3**

9' 6" x 10' 5" plus dooreway ( 2.90m x 3.17m plus dooreway )  
Double glazed windows to the front & side, radiator.

### **Second Floor**

Radiator, door to master bedroom & dressing room ( formerly bedroom 4.

### **Bedroom 1**

11' 11" x 11' 6" ( 3.63m x 3.51m )  
Double glazed windows to the front & side, radiator, part sloped ceiling.

### **Ensuite**

Close coupled wc, hand wash basin, shower cubicle.

### **Dressing Room ( Former Bed 4)**

10' 1" x 6' 10" plus wardrobes ( 3.07m x 2.08m plus wardrobes )  
Double glazed windows to front & side, range of fitted wardrobes & dresser drawer unit.

### **Outside The Property**

There is an open plan garden to the front and the main garden extends to the side of the property and offers a paved patio area and is laid to lawn, enclosed & with gated access to the parking area, within which there are two allocated parking spaces..



***view this property online*** [williamhbrown.co.uk/Property/YXZ108366](http://williamhbrown.co.uk/Property/YXZ108366)



welcome to

## Tilgate Road, Hampton Water Peterborough

- entrance hall
- lounge, kitchen diner, downstairs wc
- three / four bedrooms
- ensuite, family bathroom, additional ensuite to master
- gardens & off road parking, COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: B

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108366](http://williamhbrown.co.uk/Property/YXZ108366)



Property Ref:  
YXZ108366 - 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.

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.



william h brown



**01733 242433**



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**williamhbrown.co.uk**