



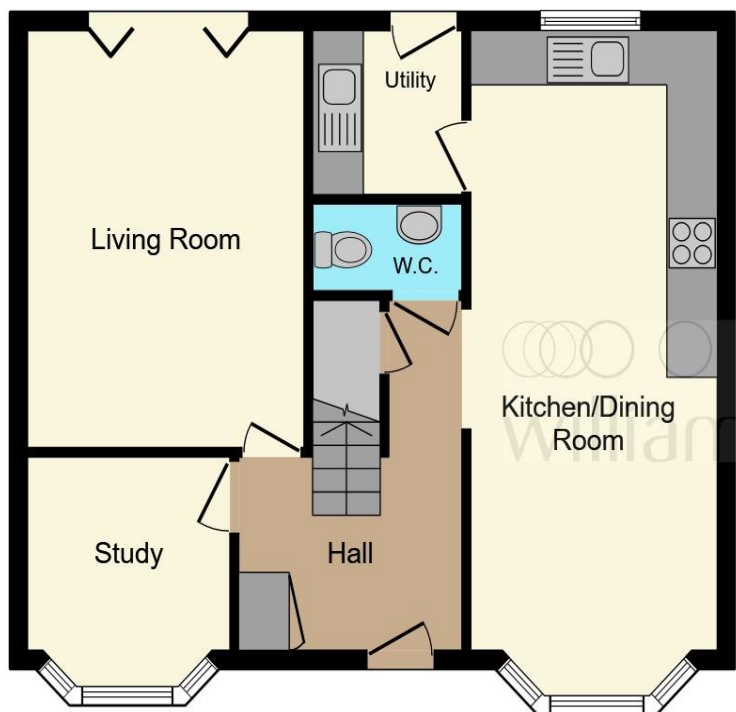
Telford Drive, Yaxley Peterborough PE7 3ZL

welcome to

Telford Drive, Yaxley Peterborough

A well presented family home which is set in a pleasant location on this sought after Estate. This home benefits from a re-fitted and remodeled kitchen diner as well as a lounge and further study- making it ideal for those working from home. With further benefits to include a downstairs wc, utility, ensuite and tandem driveway along with a garage & no onward chain we strongly advise an early viewing!. Yaxley is situated approximately 6 miles to the south of Peterborough & offers all the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon. The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well regarded part of the Village, with an open, non congested feel, open spaces and small recreation areas. There is a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.





Ground Floor



First Floor

Entrance Hall

Lounge

15' 6" x 11' 2" (4.72m x 3.40m)

Study

7' 9" x 8' 6" max (2.36m x 2.59m max)

Kitchen Diner

22' 5" x 9' 5" (6.83m x 2.87m)

Utility

5' 8" x 5' 8" (1.73m x 1.73m)

Downstairs Wc

First Floor Landing

Bedroom 1

11' 4" x 11' 3" inc wardrobe (3.45m x 3.43m inc wardrobe)

Ensuite

Bedroom 2

10' x 10' 1" (3.05m x 3.07m)

Bedroom 3

9' 10" x 10' plus doorway (3.00m x 3.05m plus doorway)

Bedroom 4

9' 8" x 8' 1" ,ax (2.95m x 2.46m ,ax)

Family Bathroom

Outside The Property

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

welcome to

Telford Drive, Yaxley Peterborough

- entrance hall, lounge
- study, kitchen diner
- utility, downstairs wc
- four bedrooms, ensuite, family bathroom
- gardens & garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£380,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109232



Property Ref:
YXZ109232 - 0003

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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