



Wilton Avenue, Hampton Gardens Peterborough
Offers in Excess of £390,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- 4 Bedrooms
- Kitchen/Dining Room
- En-Suite to Bedroom 1
- Off Road Parking
- Garage

The accommodation comprises of, entrance hall, light and airy lounge, a spacious kitchen/dining room with integrated appliances and breakfast bar, utility room and downstairs cloakroom.

As we step upstairs, you'll find the four well-proportioned bedrooms, bedroom 1 boasts built in wardrobes and ensuite shower room, the additional bedrooms are perfect for the children guests or even home office, depending on your personal needs, family bathroom.

Outside the rear garden offers a lovely, serene environment for the whole family to enjoy their outdoor activities together, Parking no problem, the private shared drive access leads to the main double width drive and single garage.



Wilton Avenue is within easy reach of local shops including Serpentine Green shopping complex, primary and secondary schools, lakeland walks and important transport links.

Entrance Hall

Lounge
4.80m x 3.38m (15'09" x 11'01")

Kitchen/Dining Room
5.26m x 3.10m (17'03" x 10'02")

Utility Room
1.93m x 1.55m (6'04" x 5'01")

Downstairs cloakroom

Stairs to first floor

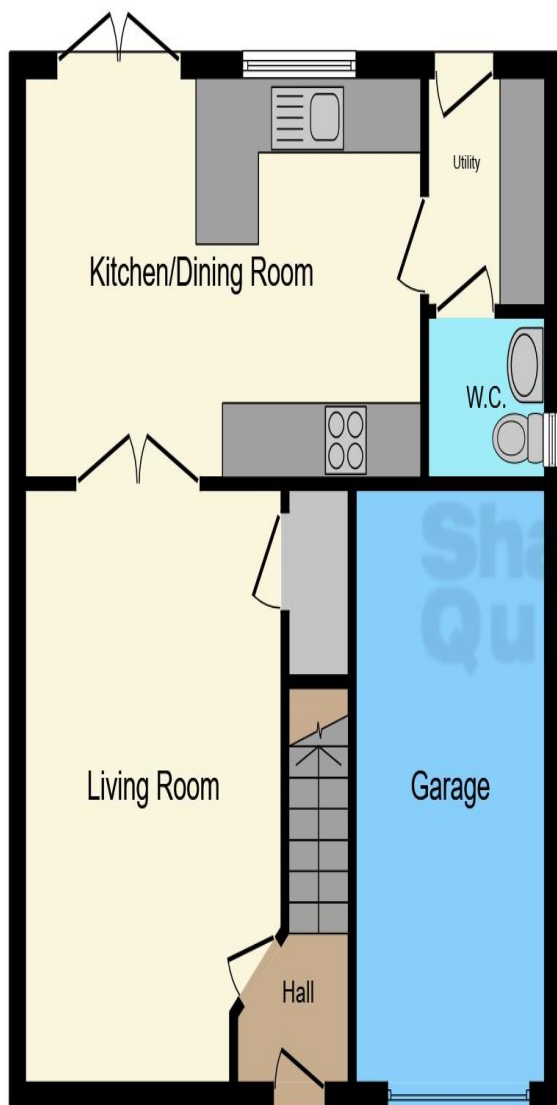
Bedroom1
4.01m max x 3.76m ex wardrobe (13'02" max x 12'04" ex wardrobe)

En-suite

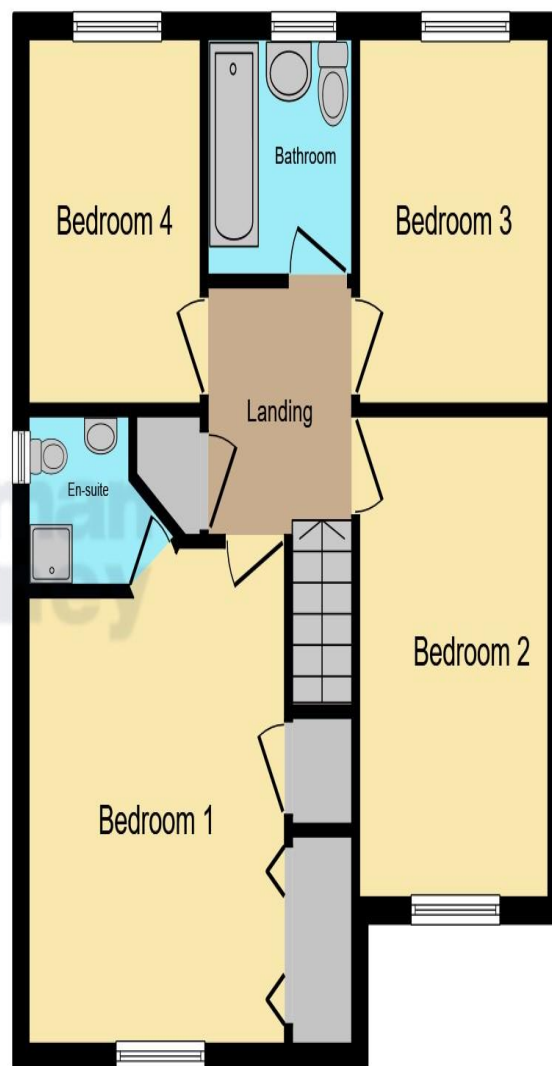
Bedroom 2
3.70m x 2.84m (12'02" x 9'04")

Bedroom 3
2.95m x 2.84m (9'08" x 9'04")





Ground Floor



First Floor

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

Bedroom 4
2.77m x 2.24m (9'01" x 7'04")

Bathroom

Outside the rear garden offers a lovely, serene environment for the whole family to enjoy their outdoor activities together. Parking, no problem, the private shared drive access leads to the main double width drive and single garage 4.83m x 2.79m (15'10" x 9'02").

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 346111

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