

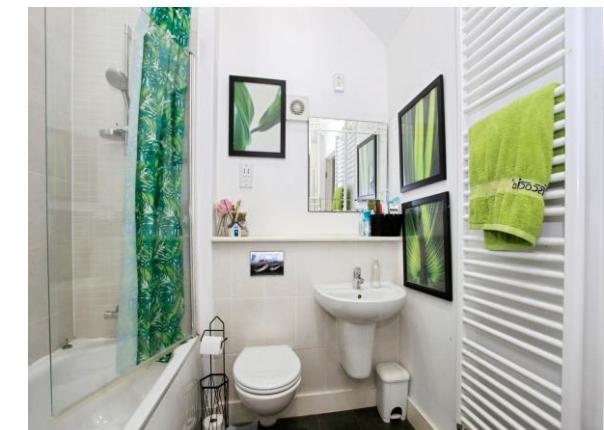


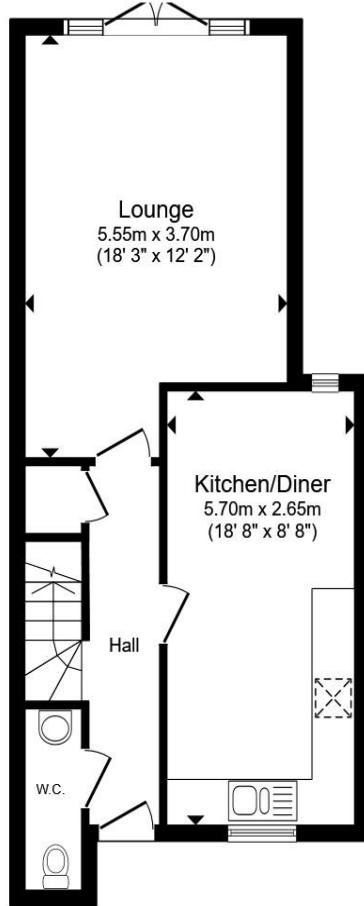
**Four Chimneys Crescent, Hampton Vale Peterborough PE7 8JF**

welcome to

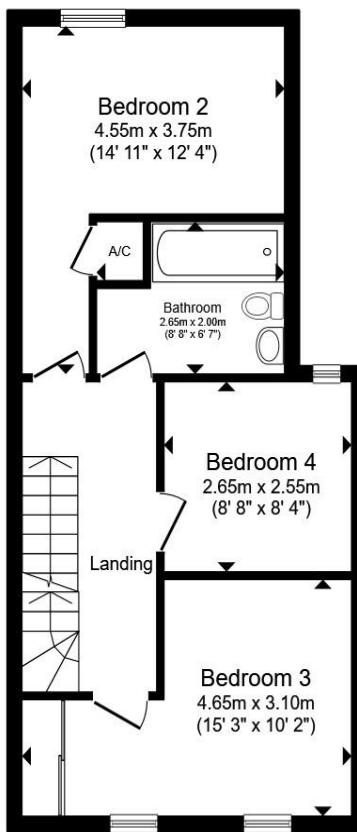
## Four Chimneys Crescent, Hampton Vale Peterborough

\*\*\*SOLD WITH NO CHAIN\*\*\* William H Brown are delighted to present this well-appointed four-bedroom townhouse set over three floors, located in the highly desirable Hampton Vale area. The property offers generous living accommodation, modern fittings, and excellent access to a wide range of local amenities, schools, and transport links. This lovely family home briefly comprises of: an entrance hall, modern kitchen, a cloakroom/WC, and a bright lounge with access to the rear garden to the ground floor. The first floor offers three well-proportioned double bedrooms and a family bathroom. The top floor is dedicated to the impressive master suite, featuring a built-in wardrobe, en-suite shower room, and a decked balcony providing attractive views over the nearby lake. Externally, the property benefits from a low-maintenance rear garden, along with a garage and driveway situated to the rear of the property.

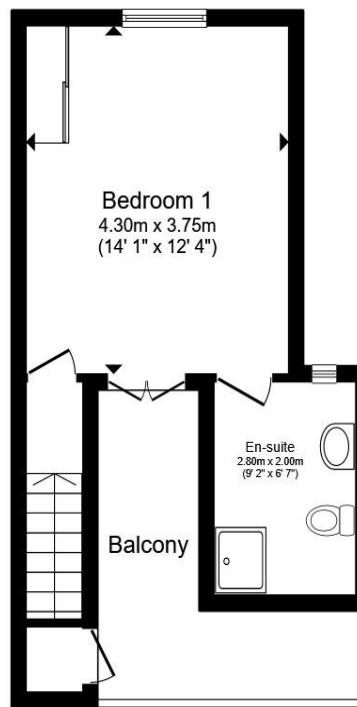




**Ground Floor**



**First Floor**



**Second Floor**

## Entrance Hall

### Kitchen

19' x 8' 6" ( 5.79m x 2.59m )

### Lounge

18' 2" x 12' 5" ( 5.54m x 3.78m )

### WC

### Landing

### Bedroom Two

10' 1" x 8' 6" ( 3.07m x 2.59m )

### Bedroom Three

12' 4" x 8' ( 3.76m x 2.44m )

### Bedroom Three

8' 9" x 6' 6" ( 2.67m x 1.98m )

### Family Bathroom

### Landing

### Master Bedroom

14' 3" x 12' 4" ( 4.34m x 3.76m )

### En-Suite

### Balcony

Total floor area 114.1 m<sup>2</sup> (1,229 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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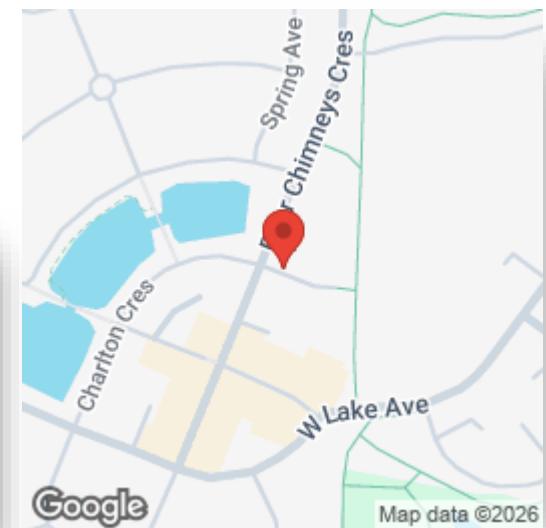
## Four Chimneys Crescent, Hampton Vale Peterborough

- SOLD WITH NO CHAIN
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO THE MASTER
- SEMI-DETACHED HOME
- BALCONY
- GARAGE AND DRIVE
- WALKING DISTANCE TO ALL THE LOCAL SCHOOL AND AMENITIES AS WELL AS A1 AND OTHER MAJOR ROADS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over  
**£300,000**



view this property online [williamhbrown.co.uk/Property/FLE101550](http://williamhbrown.co.uk/Property/FLE101550)

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.



Property Ref:  
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william h brown



**01733 896598**



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,  
Cambridgeshire, PE2 8DP



**williamhbrown.co.uk**