



**Westfield Road, Yaxley Peterborough PE7 3LG**



**welcome to**

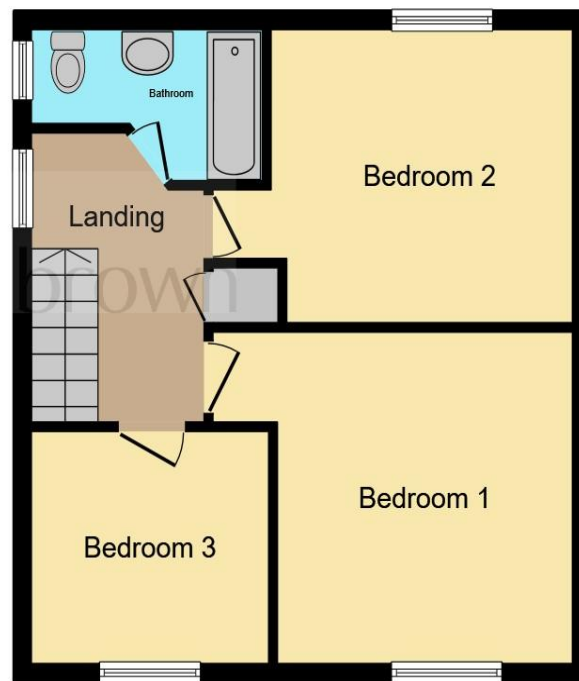
**Westfield Road, Yaxley Peterborough**

A well-presented family home located in a well regarded part of Yaxley with accommodation comprising of; entrance hall, downstairs wc, lounge, dining room, sunroom, kitchen, three bedrooms, bathroom, gardens, garage and driveway. This home must be viewed to appreciate!





**Ground Floor**



**First Floor**

## Entrance Hall

## Downstairs Wc

## Lounge

13' 10" x 11' 11" ( 4.22m x 3.63m )

## Dining Room

10' 10" x 10' ( 3.30m x 3.05m )

## Sunroom

7' 5" x 10' 2" ( 2.26m x 3.10m )

## Kitchen

20' 1" MAX x 10' 7" ( 6.12m MAX x 3.23m )

## First Floor Landing

## Bedroom 1

11' 3" x 12' ( 3.43m x 3.66m )

## Bedroom 2

11' 11" x 10' 11" ( 3.63m x 3.33m )

## Bedroom 3

8' 4" x 9' 5" ( 2.54m x 2.87m )

## 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](http://www.focalagent.com)

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## Westfield Road, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Kitchen, Dining Room
- Lounge & Sunroom
- Three Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£340,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109124](https://williamhbrown.co.uk/Property/YXZ109124)



Property Ref:  
YXZ109124 - 0009

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