



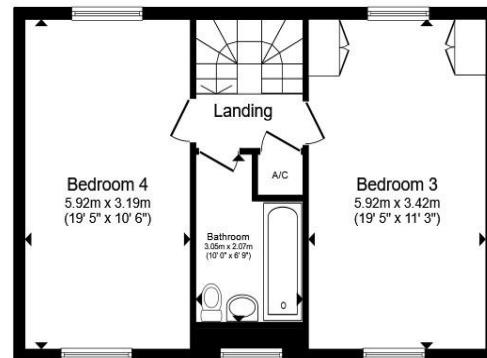
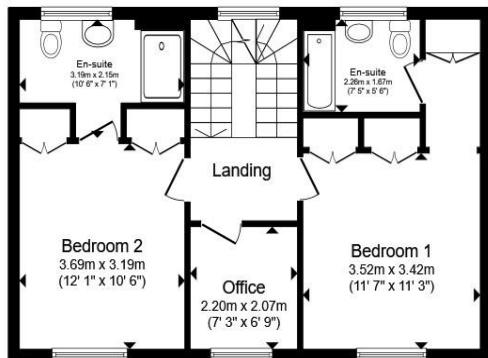
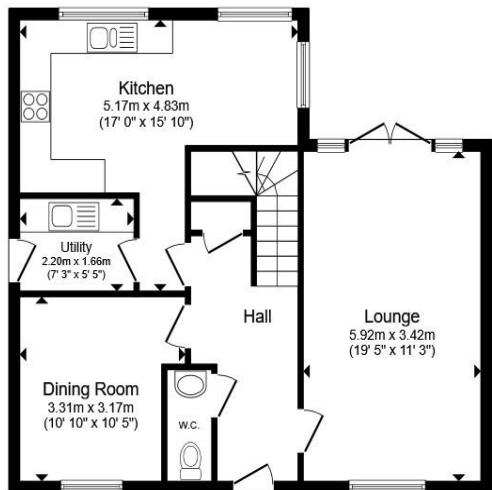
**West Lake Avenue, Hampton Vale Peterborough PE7 8LN**

welcome to

## West Lake Avenue, Hampton Vale Peterborough

William H Brown are pleased to offer this beautifully presented five bedroom end of terraced town house located in the popular area of Hampton in Peterborough. This spacious family home comprises of entrance hall, cloakroom, kitchen/breakfast room, lounge, dining room and utility room to the ground floor. On the first floor there are three bedrooms and two ensuites. The second floor has two spacious double bedrooms. To the rear outside there is a double garage with parking and an enclosed rear garden with side and rear gated access. Hampton is located to the south of Peterborough with direct access to the rest of the City through public and private transport. There is an array of local shops and amenities as well as schools. Hampton is a popular place to live with its lakeside walks and nature reserve. This home must be viewed to appreciate the space!





**Entrance Hall**

**Cloakroom**

**Lounge**

**Dining Room**

**Kitchen/Breakfast Room**

**Utility Room**

**First Floor Landing**

**Bedroom One**

**Dressing Area**

**Ensuite**

**Bedroom Two**

**Ensuite Two**

**Bedroom Five**

**Second Floor Landing**

**Bedroom Three**

**Bedroom Four**

**Rear Garden**

**Double Garage**  
17' 1" x 16' 4" ( 5.21m x 4.98m )

Total floor area 170.2 m<sup>2</sup> (1,832 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)

welcome to

## West Lake Avenue, Hampton Vale Peterborough

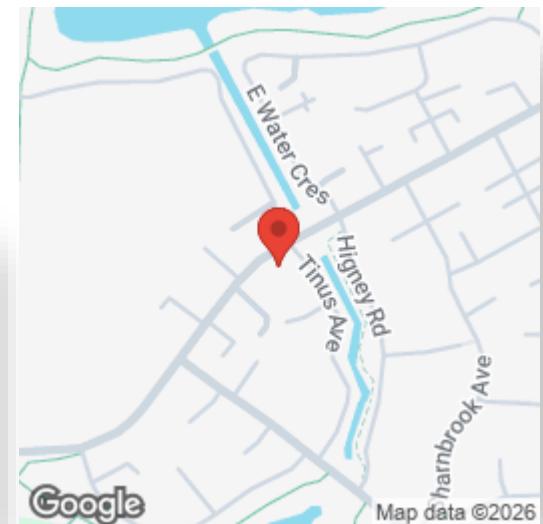
- Five Bedrooms
- Two Reception Rooms
- Double Garage And Parking
- EV Point to the rear
- Two Ensuites
- Utility Room
- Close To Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

**£400,000**



view this property online [williamhbrown.co.uk/Property/FLE104214](http://williamhbrown.co.uk/Property/FLE104214)

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:  
FLE104214 - 0005

 william h brown



**01733 896598**



fletton@williamhbrown.co.uk



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



**williamhbrown.co.uk**