



4 LITLEDAL CRESCENT, HEMPSTED, PETERBOROUGH, PE2 9FQ



£400,000 PRICE GUIDE

"A charming detached family home"

- LOCATION, LOCATION, LOCATION
- 4 BEDROOM DETACHED FAMILY HOME
- EXCEPTIONALLY PRESENTED AND UPGRADED THROUGHOUT
- EN-SUITE TO BEDROOM ONE, FAMILY BATHROOM AND DOWNSTAIRS WC
- GARAGE AND DRIVEWAY PARKING
- FIELD VIEW TO FRONT
- SOUGHT AFTER NEIGHBOURHOOD
- NO ONWARD CHAIN
- ABOSOLUTELY MUST BE SEEN!
- EPC RATING - C/COUNCIL TAX BAND - D



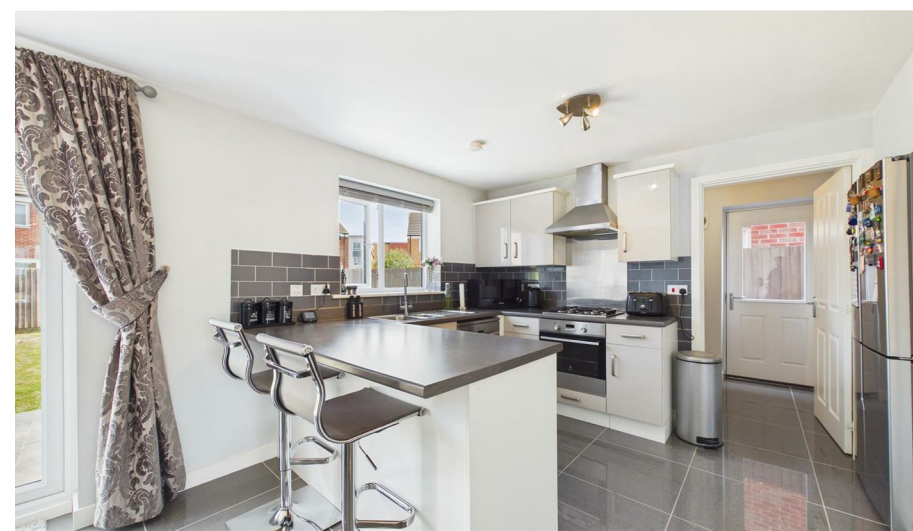
PROPERTY HIGHLIGHTS

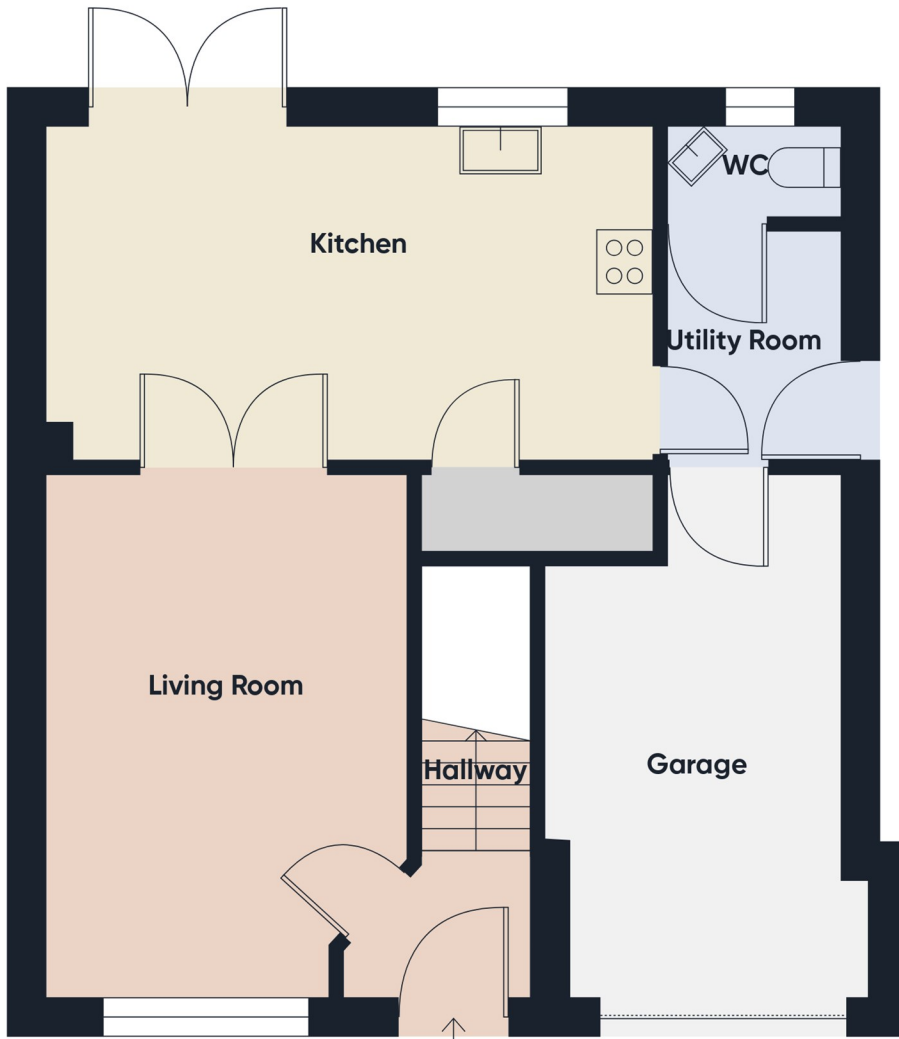
Welcome to this charming 4 bedroom detached family home, perfectly situated in a sought-after neighbourhood.

Boasting spacious accommodation across two floors, this property offers an ideal blend of comfort and practicality, making it a perfect choice for growing families or those looking for a modern, turn key home.

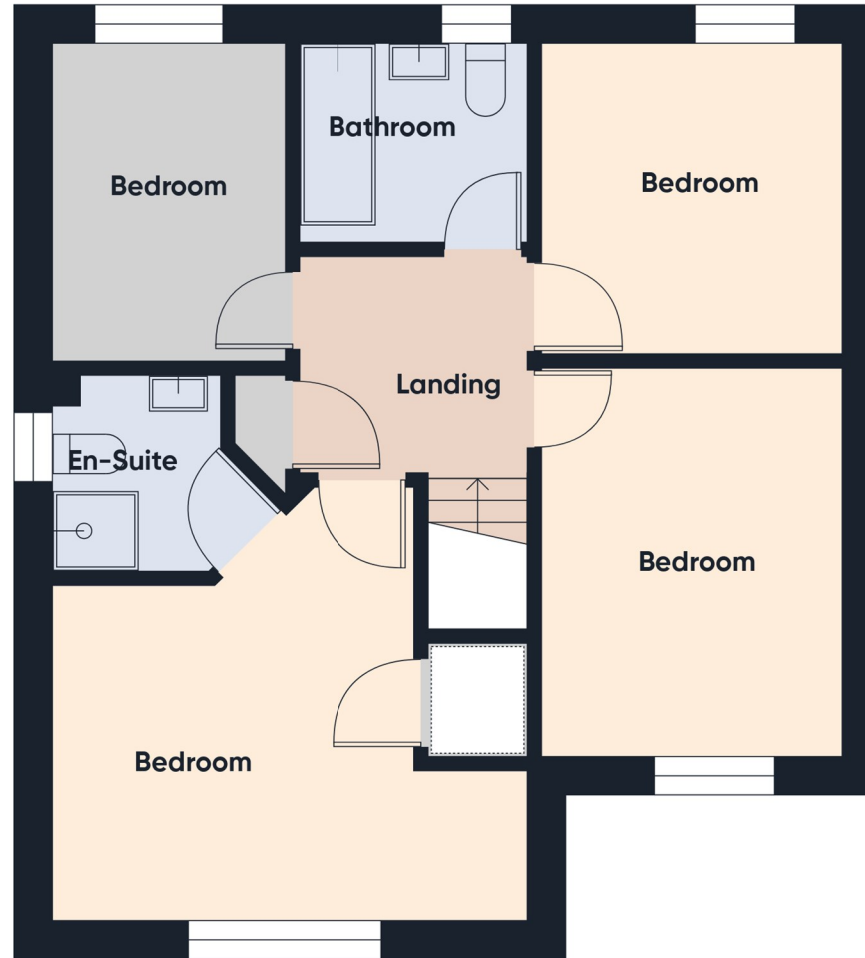
Featuring an entrance hall, living room, kitchen/diner with breakfast bar and French doors out onto the garden, utility area, cloakroom, 4 bedrooms with an en-suite to bedroom one, family bathroom, driveway, garage and garden!

🛏 4 Bedrooms 🚿 2 Bathroom 🚪 1 Reception





Floor 0



Floor 1

Approximate total area⁽¹⁾

1163 ft²

108.2 m²

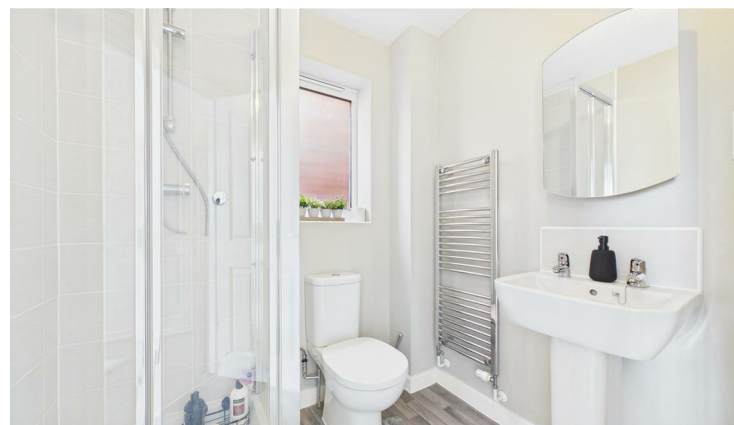
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





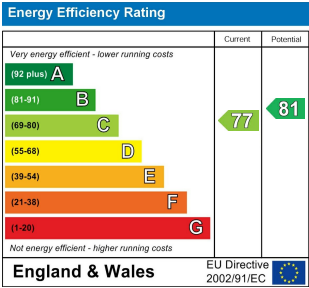


SERVICES & UTILITIES

Tenure: Council Tax Band: D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30635733

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

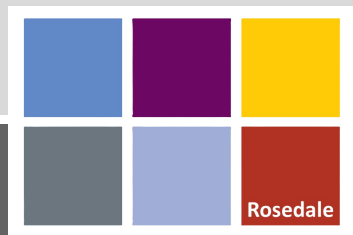
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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