



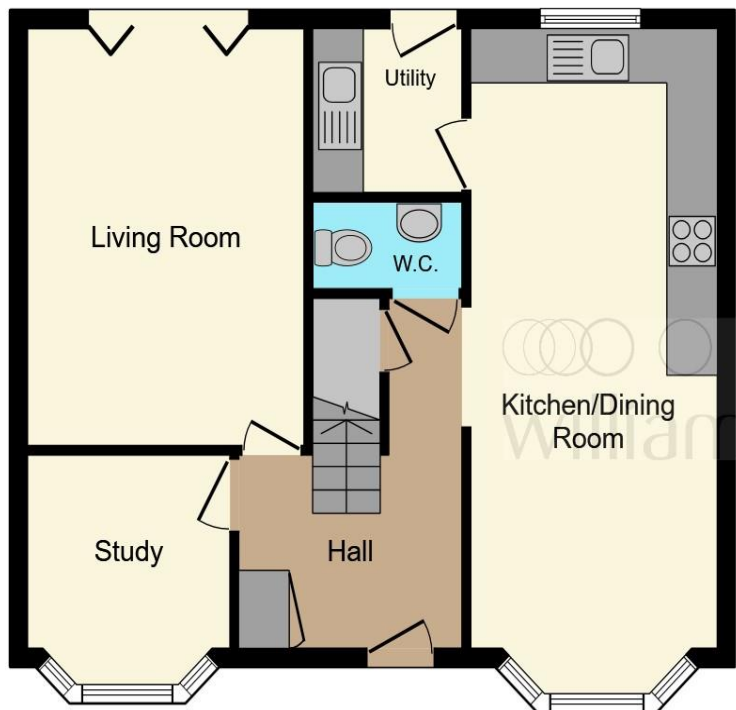
Telford Drive, Yaxley Peterborough PE7 3ZL

welcome to

Telford Drive, Yaxley Peterborough

A well presented family home which is set in a pleasant location on this sought after Estate. This home benefits from a re-fitted and remodelled kitchen diner as well as a lounge and further study- making it ideal for those working from home. With further benefits to include a downstairs wc, utility, ensuite and tandem driveway along with a garage & no onward chain we strongly advise an early viewing!.





Ground Floor



First Floor

Entrance Hall

Lounge

15' 6" x 11' 2" (4.72m x 3.40m)

Study

7' 9" x 8' 6" max (2.36m x 2.59m max)

Kitchen Diner

22' 5" x 9' 5" (6.83m x 2.87m)

Utility

5' 8" x 5' 8" (1.73m x 1.73m)

Downstairs Wc

First Floor Landing

Bedroom 1

11' 4" x 11' 3" inc wardrobe (3.45m x 3.43m inc wardrobe)

Ensuite

Bedroom 2

10' x 10' 1" (3.05m x 3.07m)

Bedroom 3

9' 10" x 10' plus doorway (3.00m x 3.05m plus doorway)

Bedroom 4

9' 8" x 8' 1" ,ax (2.95m x 2.46m ,ax)

Family 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

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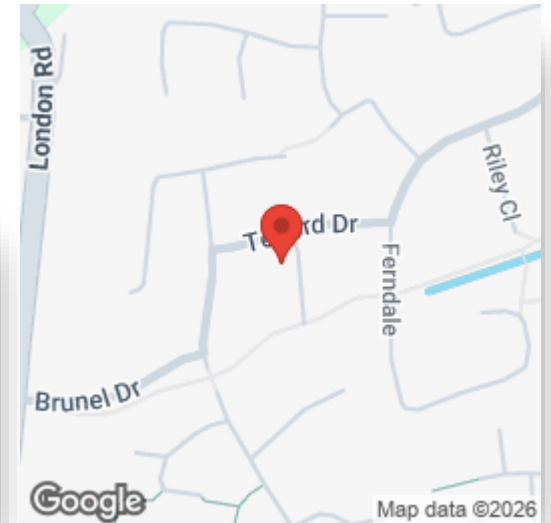
Telford Drive, Yaxley Peterborough

- entrance hall, lounge
- study, kitchen diner
- utility, downstairs wc
- four bedrooms, ensuite, family bathroom
- gardens & garage
- no onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109232



Property Ref:
YXZ109232 - 0005

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