





Ferndale, Yaxley Peterborough PE7 3ZQ

william h brown

welcome to

Ferndale, Yaxley Peterborough

A spacious detached family home which is set on a pleasant plot on the ever-popular Ferndale estate in Yaxley. This property benefits from three reception rooms, a utility room, an ensuite to master, and a double garage! In our opinion, this property could make a great family home and must be viewed to fully appreciate. The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well regarded part of the village, with an open, non congested feel, open spaces and small recreation areas. There is a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike. Yaxley is situated to the south of Peterborough and has the facilities and amenities that all may need within walking distance. Locally, you can find well-regarded schooling, an award-winning doctors surgery, pharmacies, dentists, shops and restaurants. The village also has great travel links, perfect for those commuting, with easy access to the A1 motorway, and convenient railway services at Peterborough and Huntingdon. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



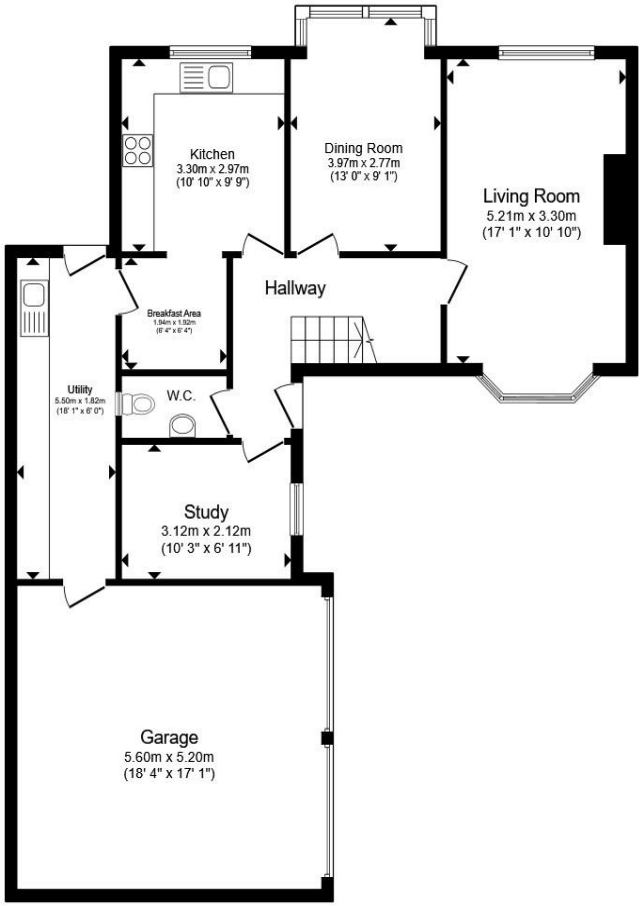




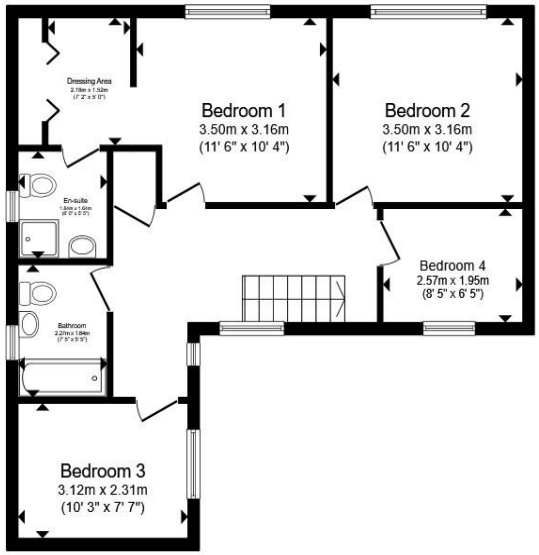








Ground Floor



First Floor

- Entrance Hall
- Downstairs Wc
- Study
- Lounge
- Dining Room
- Kitchen
- Utility Room
- First Floor Landing
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Outside The Property

Total floor area 162.3 m² (1,746 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

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Ferndale, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Lounge, Study, Dining Room
- Kitchen, Utility Room
- Four Bedrooms
- Ensuite & Family Bathroom
- Front & Rear Gardens
- Double Garage & Driveway
- Popular Location Nearby To Great Schools, Amenities & Travel Links

Tenure: Freehold EPC Rating: Awaited









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109891

The Property Ombudsman

Property Ref:
YXZ109891 - 0002

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.

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