



Wilton Avenue, Hampton Gardens Peterborough
Offers in Excess of £390,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached House
- 4 Bedrooms
- Kitchen/Dining Room
- En-Suite to Bedroom 1
- Off Road Parking
- Garage

The accommodation comprises of, entrance hall, light and airy lounge, a spacious kitchen/dining room with integrated appliances and breakfast bar, utility room and downstairs cloakroom.

As we step upstairs, you'll find the four well-proportioned bedrooms, bedroom 1 boasts built in wardrobes and ensuite shower room, the additional bedrooms are perfect for the children guests or even home office, depending on your personal needs, family bathroom.

Outside the rear garden offers a lovely, serene environment for the whole family to enjoy their outdoor activities together, Parking no problem, the private shared drive access leads to the main double width drive and single garage.



Wilton Avenue is within easy reach of local shops including Serpentine Green shopping complex, primary and secondary schools, lakeland walks and important transport links.

Entrance Hall

Lounge
4.80m x 3.38m (15'09" x 11'01")

Kitchen/Dining Room
5.26m x 3.10m (17'03" x 10'02")

Utility Room
1.93m x 1.55m (6'04" x 5'01")

Downstairs cloakroom

Stairs to first floor

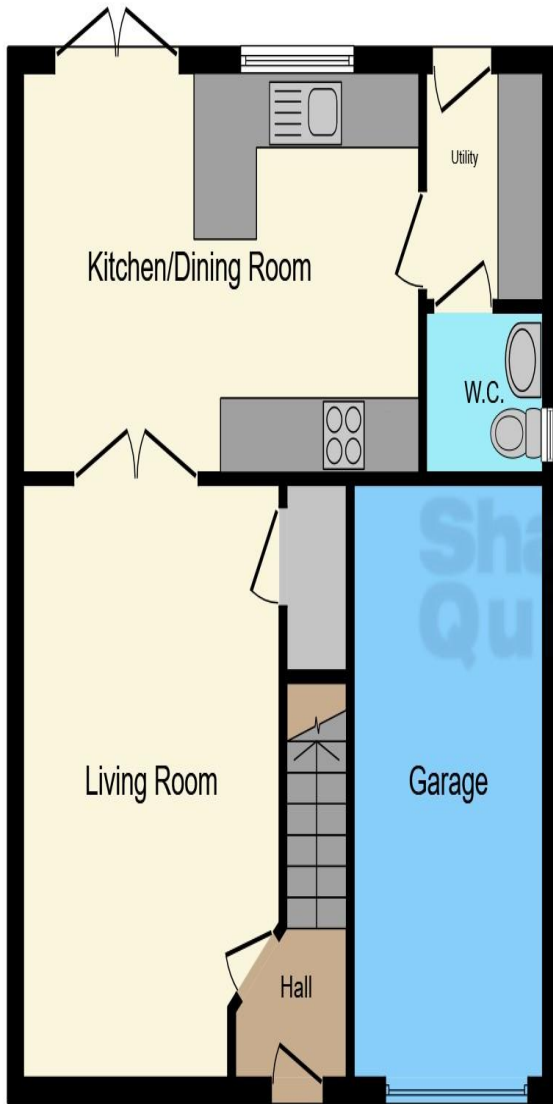
Bedroom 1
4.01m max x 3.76m ex wardrobe (13'02" max x 12'04" ex wardrobe)

En-suite

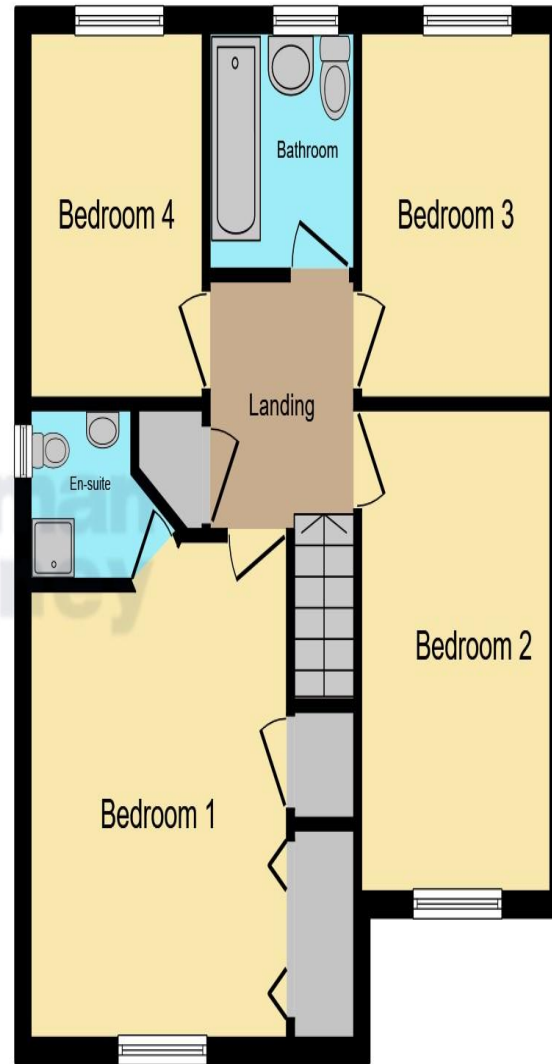
Bedroom 2
3.70m x 2.84m (12'02" x 9'04")

Bedroom 3
2.95m x 2.84m (9'08" x 9'04")





Ground Floor



First Floor

Bedroom 4
2.77m x 2.24m (9'01" x 7'04")

Bathroom

Outside the rear garden offers a lovely, serene environment for the whole family to enjoy their outdoor activities together. Parking, no problem, the private shared drive access leads to the main double width drive and single garage 4.83m x 2.79m (15'10" x 9'02").

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

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203789 - 0004

