



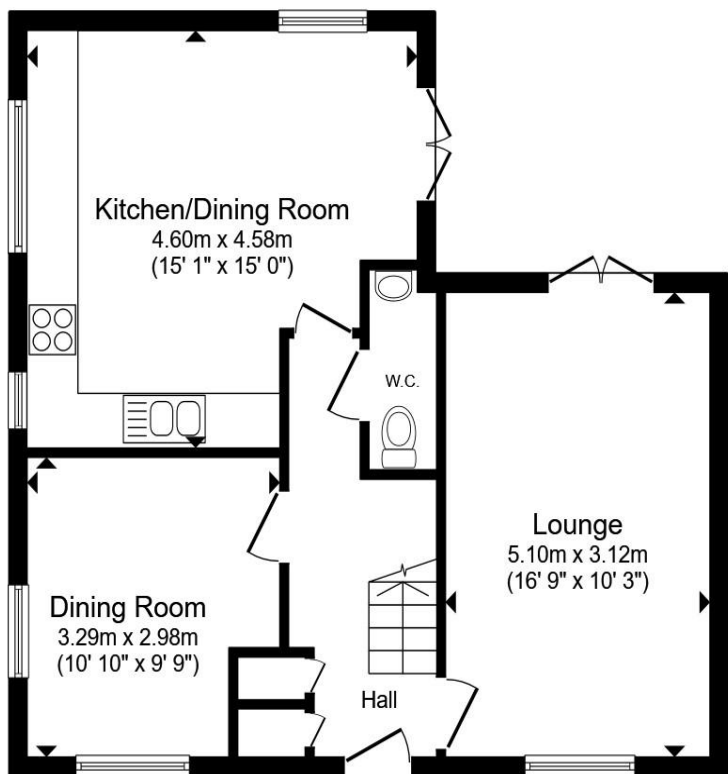
Vancouver Way, Peterborough PE2 9FH

welcome to

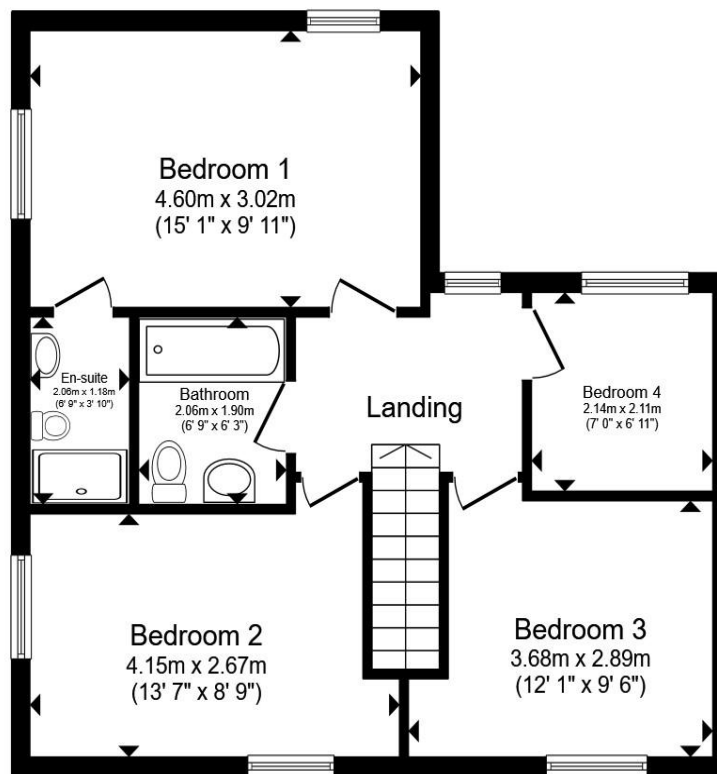
Vancouver Way, Peterborough

*****ABSOLUTELY BEAUTIFULLY PRESENTED FAMILY HOME***** William H Brown is delighted to present this stunning four-bedroom detached family home, nestled within a peaceful and highly sought-after area of Hempsted, Peterborough. Immaculately presented throughout, this exceptional property is ready for its next owners to move straight in and enjoy. The spacious and versatile accommodation comprises a welcoming entrance hall, a bright and comfortable living room, a separate dining room, a modern fitted kitchen with breakfast area, and a convenient downstairs WC. Upstairs, the property offers four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, as well as a contemporary family bathroom. Externally, the home continues to impress with an attractive front garden, a garage and driveway providing off-road parking for two vehicles, and a generous enclosed rear garden, perfect for relaxing, entertaining, or enjoying family time outdoors. Ideally positioned just a short drive from Hampton's shopping centre, highly regarded local schools, restaurants, Peterborough City Centre and the train station, this fantastic home combines peaceful surroundings with excellent access to everyday amenities and transport links. A wonderful family home in a prime location - early viewing is highly recommended. Contact William H Brown today on 01733 896598 to arrange your viewing.





Ground Floor



First Floor

Garage

19' 6" x 10' 8" (5.94m x 3.25m)

Agents Note

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.

Total floor area 108.5 m² (1,168 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

welcome to

Vancouver Way, Peterborough

- STUNNING DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- EN-SUITE TO THE MASTER
- DOWNSTAIRS CLOAKROOM
- GARAGE AND DRIVE
- LOVELY LANDSCAPED REAR GARDEN
- CLOSE LINK TO SERPENTINE GREEN SHOPPING CENTRE AS WELL AS CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£375,000



view this property online williamhbrown.co.uk/Property/FLE105162



Property Ref:
FLE105162 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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