



## 258 West Lake Avenue Hampton Vale Peterborough PE7 8LN

Offers in excess of £375,000



A well presented and much improved four bedroom family home located in the sought after area of Hampton Vale. The property has a refitted modern kitchen with integrated appliances, three reception areas, en suite to master bedroom, family bathroom and a good sized landscaped garden to the rear. A double width driveway to the rear leads to the double garage. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall

Cloakroom

Lounge 5.10m (16'9") x 3.64m (11'11")

Family Room 3.06m (10') x 2.47m (8'1") max

Kitchen/Dining Room 6.88m (22'7") x 2.90m (9'6")

First Floor Landing

Bedroom 4 2.70m (8'10") x 2.01m (6'7")

Family Bathroom

Bedroom 3 2.95m (9'8") x 3.50m (11'6") max

Bedroom 2 3.65m (12'0") max x 2.83m (9'3")

Bedroom 1 3.75m (12'4") x 3.65m (12'0")

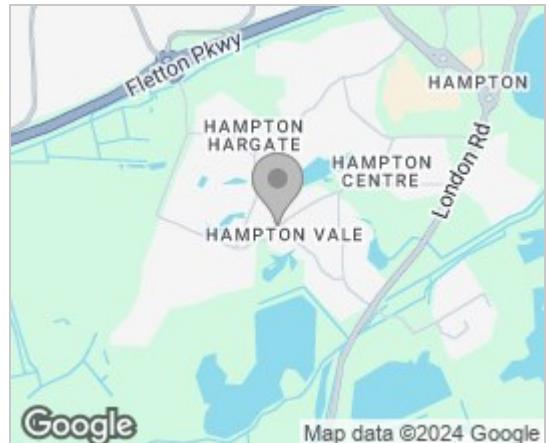
En-suite

## OUTSIDE

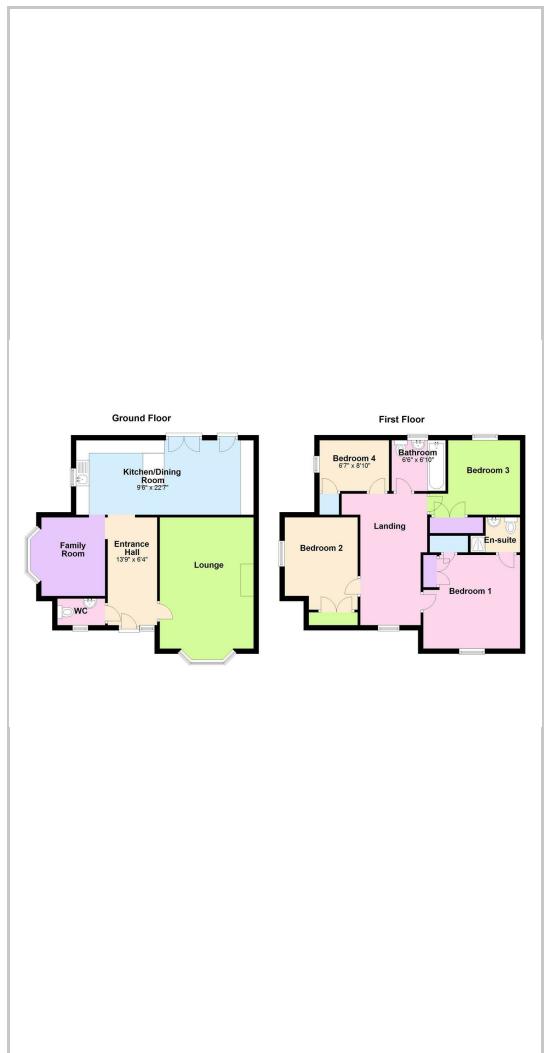
Enclosed landscaped garden to rear with brick walling and panelled fencing. Laid mainly to lawn with paved patio seating area. Gravelled seating area and feature wooden pergola seating area. Ideal areas for entertaining. Double width driveway to rear leading to double garage.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

