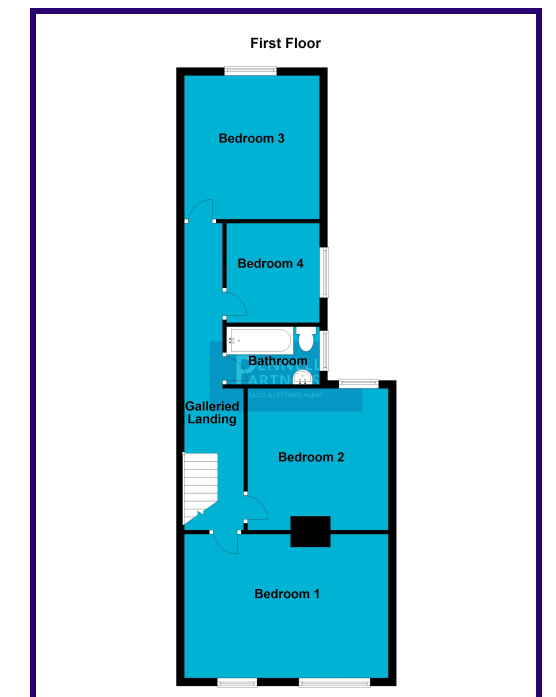
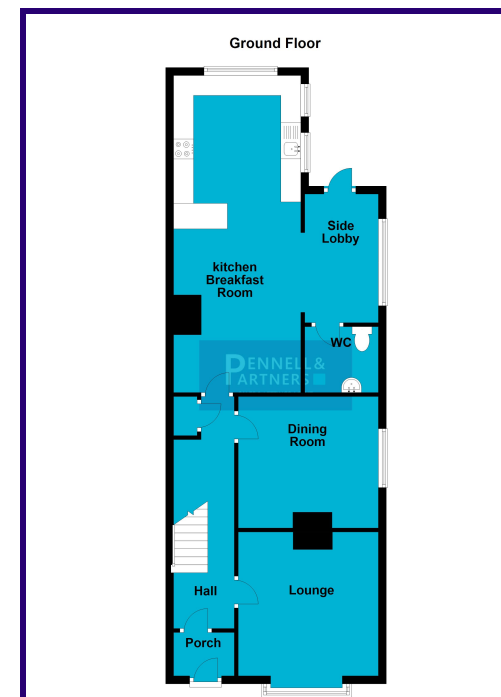


69 LONDON ROAD, PETERBOROUGH, CAMBRIDGESHIRE. PE2 9BB

Guide Price £360,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

An exquisite example of an Edwardian-style detached family home seamlessly marries the timeless elegance of its original character with the modern amenities essential for contemporary family living. Set within a short stroll of both the bustling city center and the railway station, this residence is very much a TARDIS home.

Grand proportions of the home, feature two reception rooms, and the heart of the home is the generous-sized kitchen/diner/family room, creating an inviting hub for daily life. Convenience is key, with a cloakroom situated on the ground floor. There is the added benefit of underfloor heating throughout the kitchen/diner/family room and side lobby.

You'll discover four generously sized bedrooms off the large galleried landing to the first floor. The three-piece bathroom adds a touch of further character to the home.

Outside, a landscaped garden awaits at the rear of the property, offering a serene escape for outdoor activities and relaxation. Adding to the appeal is the practicality of off-road parking, a coveted amenity in many urban locations.

EPC Rating: D (60)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Ground Floor

Entrance Hall

Lounge

3.6m x 3.6m (11' 10" x 11' 10")

Dining Room

3.3m x 3.5m (10' 10" x 11' 6")

Kitchen Breakfast/Family Room

3.19m x 7.96m (10' 6" x 26' 1")

Cloakroom

Side Lobby

1.3m x 3m (4' 3" x 9' 10")

First Floor

Galleried Landing

Bedroom One

3.6m x 5.1m (11' 10" x 16' 9")

Bedroom Two

3.3m x 3.5m (10' 10" x 11' 6")

Bedroom Three

3.4m x 3.6m (11' 2" x 11' 10")

Bedroom Four

2.3m x 2.5m (7' 7" x 8' 2")

Bathroom

Outside

Outside

Front

Enclosed frontage with tandem off-road driveway to the side offering parking. In turn, there are double gates leading to the rear of the property.

Rear

Fully enclosed landscaped garden with large patio area, central lawn, established borders, and further garden area via a fenced and gated area,