



85 OAKDALE AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8TE

£250,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

Welcome to this delightful extended three-bedroom semi-detached house situated in the highly sought-after Oakdale Avenue, Stanground. This beautiful family home boasts an impressive layout with three reception rooms, offering ample space for both relaxation and entertaining.

**Three Bedrooms:** Spacious and well-lit, providing comfort and privacy for the whole family.

**Three Reception Rooms:** Versatile spaces perfect for a variety of uses including living room, dining room, and a family room or home office.

**Large Garden:** A generous outdoor area, ideal for gardening enthusiasts, children's play, or alfresco dining during the warmer months.

**Garage and Driveway Parking:** Convenient off-road parking with a garage for additional storage or vehicle protection.

**Extended Layout:** Enhanced living space providing a flexible and functional home environment.

**The Area:** Oakdale Avenue is located in the heart of Stanground, a vibrant and well-connected suburb of Peterborough. Known for its friendly community atmosphere, Stanground offers a variety of amenities that cater to all needs.

**Local Amenities: Schools:** Within close proximity to several well-regarded schools, making it an ideal location for families.

**Shopping:** A range of shopping options are available, including local shops, supermarkets, and the nearby Serpentine Green Shopping Centre.

**Transport Links:** Excellent transport links with easy access to major roads and public transport, providing straightforward commutes to Peterborough city centre and beyond.

**Leisure:** Numerous parks and recreational facilities, including the picturesque Stanground Marina and the River Nene, perfect for outdoor activities and scenic walks.

**Additional Information:** This property represents an excellent opportunity to acquire a family home in a highly desirable location. The extended layout and spacious garden provide the perfect setting for family life, while the ample parking and convenient location add to its appeal.

EPC Rating:



## ENTRANCE HALL

### LOUNGE

3.65m x 3.31m (12' 0" x 10' 10")

### DINING ROOM

3.35m x 3.63m (11' 0" x 11' 11")

### SNUG

3.35m x 2.29m (11' 0" x 7' 6")

### KITCHEN

2.28m x 4.24m (7' 6" x 13' 11")

## CLOAKROOM

## STORE

## FIRST FLOOR

### BEDROOM ONE

3.40m x 3.82m (11' 2" x 12' 6")

### BEDROOM TWO

3.29m x 3.25m (10' 10" x 10' 8")

### BEDROOM THREE

2.26m x 2.88m (7' 5" x 9' 5")

## BATHROOM

2.27m x 1.82m (7' 5" x 6' 0")

## OUTSIDE

The front garden is mainly laid to gravel, with concrete base driveway parking, and path leading to the front door. Timber doors to covered carport at the side of the house.

The rear garden is mainly laid to lawn with shrub and flower bed borders. Timber Fenced boundaries. Garage to the rear, with access through the carport.