



**2 London Road, Yaxley**  
Peterborough



Offers Over **£575,000**





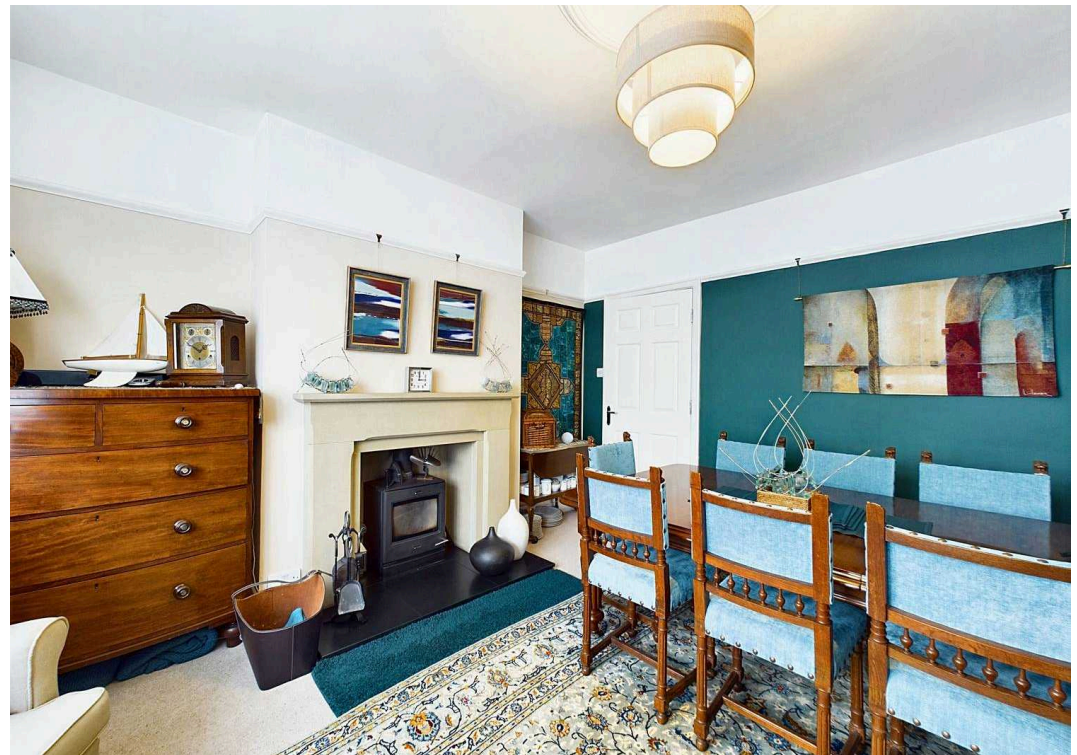
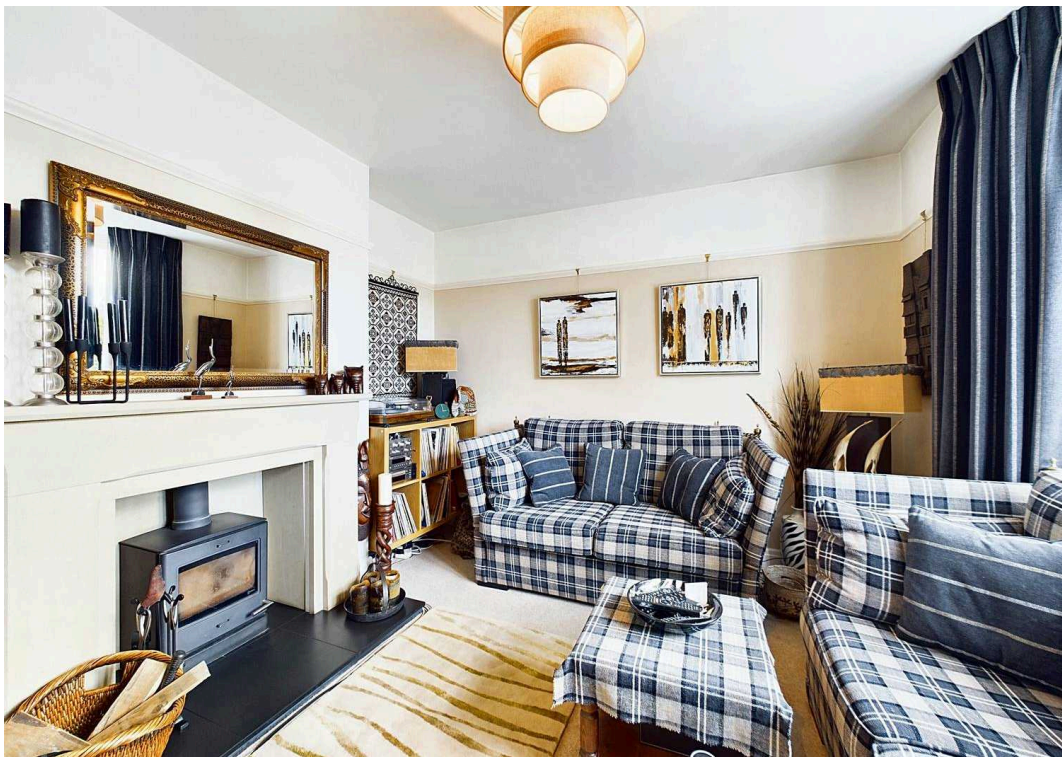
## 2 London Road

Yaxley, Peterborough

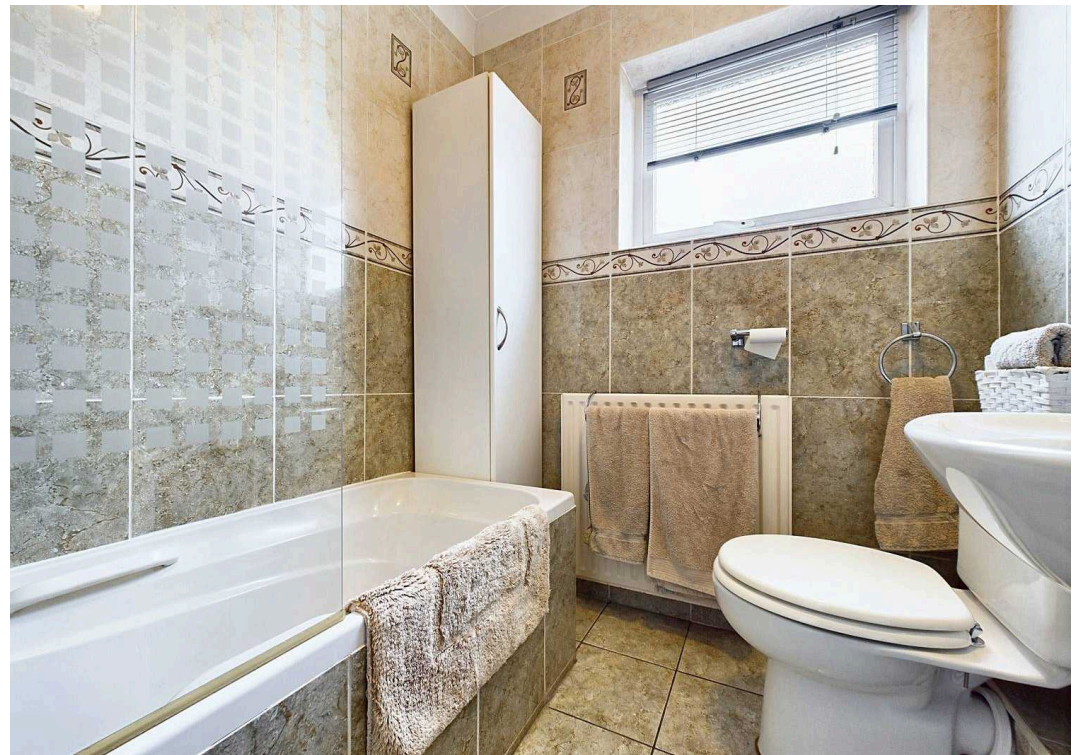
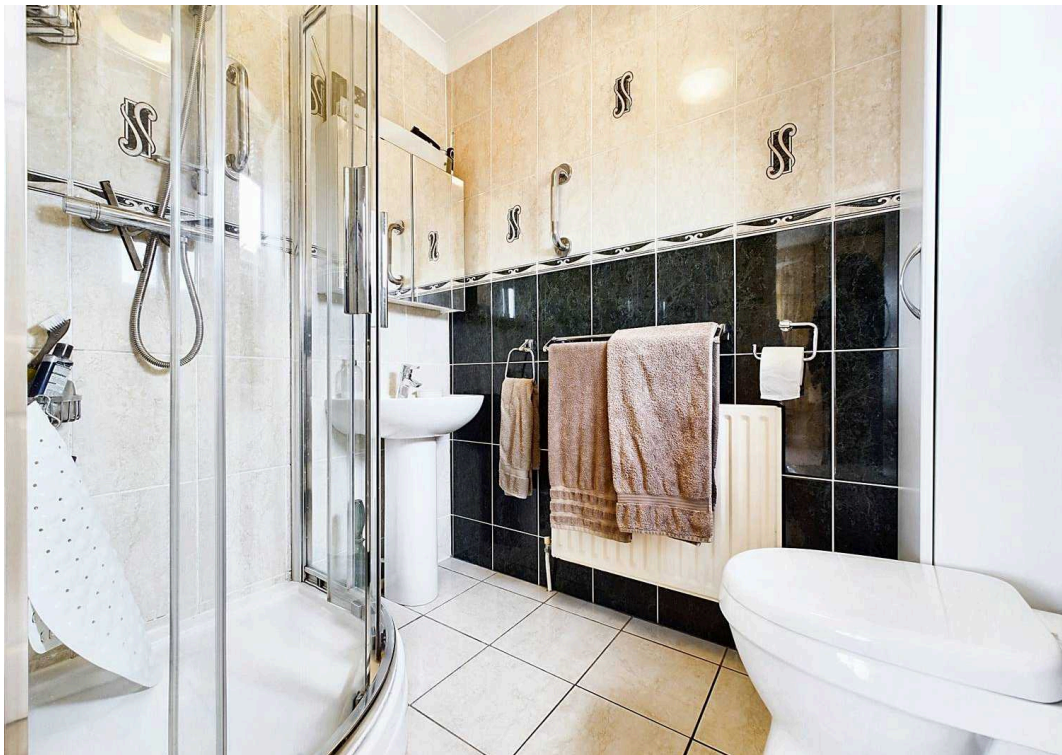
Boasting an impressive SOUTH FACING PLOT, this exceptional 4 Bedroom Detached House presents a rare opportunity for a discerning buyer seeking versatility and space in a desirable location. The property features a SELF CONTAINED ONE BEDROOM ANNEXE complete with its own KITCHEN and BATHROOM, making it perfect for guests or multi-generational living. The residence offers a wealth of accommodation including an ATTIC ROOM with VELUX WINDOW, CLOAKROOM, BATHROOM, and EN-SUITE, providing ample space for a growing family or those who love to entertain. With FOUR/FIVE BEDROOMS and THREE/FOUR RECEPTION ROOMS, this property offers flexibility and functionality to suit various lifestyles. The expansive DOUBLE GARAGE and PARKING FOR 7 VEHICLES ensure convenience for homeowners with multiple vehicles. Boasting a generous TOTAL FLOOR AREA of 198 SQUARE METRES, this property promises spacious living and comfort. The property is within the COUNCIL TAX BANDING F, with an annual rate of £3166, and features modern amenities such as SOLAR PANELS and an ENERGY RATING C, ensuring efficiency and sustainability for the environmentally-conscious homeowner.

The outside space of this property is a true oasis, providing a serene retreat within the bustling city. The fully enclosed garden wraps around the house, offering privacy and tranquillity. Mature borders and shrubs adorn the side lawn area, complemented by two delightful summer









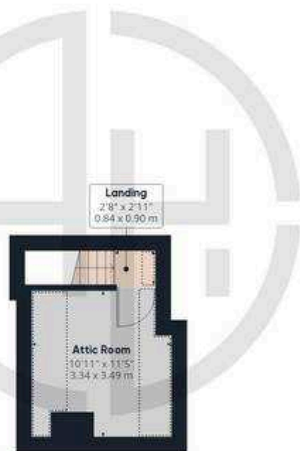




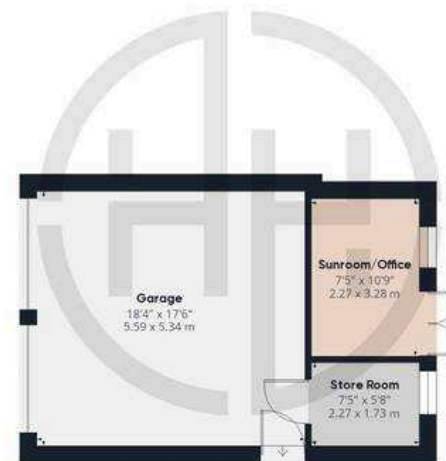
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

2530.18 ft<sup>2</sup>


235.06 m<sup>2</sup>

Reduced headroom

58.25 ft<sup>2</sup>

5.41 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





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