



## 20 King Henry Chase, Bretton

£290,000 Freehold

SITUATED IN A QUIET COURTYARD ADJACENT to MILTON ESTATE • INTEGRATED KITCHEN/DINER with DOORS into the GARDEN • EN-SUITE & DOUBLE FITTED WARDROBES to BEDROOM ONE • 4 PIECE BATHROOM SUITE & CLOAKROOM • EASY MAINTENANCE WRAP AROUND GARDEN • OFFICE/GYM/CINEMA ROOM above the DOUBLE GARAGE • DOUBLE GARAGE with ROLLER DOOR + DRIVEWAY PARKING for 2 VEHICLES • COUNCIL TAX BAND C £1943 PER YEAR • INTERNAL FLOOR AREA 1,001 sqft • SHORT WALK TO BRETTON CENTRE & PETERBOROUGH CITY HOSPITAL





 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div>
 <p>Floor 3 Building 1</p>	 <p>Floor 0 Building 2</p>	<div><p>Approximate total area<sup>(1)</sup></p><p>1482 ft<sup>2</sup> 137.6 m<sup>2</sup></p><p>Reduced headroom</p><p>103 ft<sup>2</sup> 9.6 m<sup>2</sup></p></div>
 <p>Floor 1 Building 2</p>		<div><p>(1) Excluding balconies and terraces</p><p>Reduced headroom</p><p>..... Below 5 ft/1.5 m</p><p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p><p>Calculations are based on RICS IPMS 3C standard.</p><p>GIRAFFE360</p></div>