



- \_\_\_\_\_
- HALLWAY
- CLOAKROOM
- LIVING ROOM
- KITCHEN
- DINING ROOM
- FAMILY ROOM
- \_\_\_\_\_
- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- \_\_\_\_\_
- SECOND FLOOR LANDING
- BEDROOM 4
- \_\_\_\_\_
- OUTBUILDING/ANNEXE
- LIVING ROOM
- SITTING ROOM
- SHOWER ROOM
- \_\_\_\_\_



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**Oxford Road**  
 Peterborough, PE1 3BL  
 £420,000



## Oxford Road Peterborough PE1 3BL

An exceptional and extensively extended detached home set on a generous double plot, offering high-specification living, versatile accommodation, and outstanding investment potential, all within easy reach of Peterborough city centre and the mainline station.

- SUBSTANTIAL DETACHED FAMILY HOME SET ON AN ORIGINAL DOUBLE PLOT
- IDEAL FOR LARGE OR MULTI-GENERATIONAL FAMILIES
- HIGH QUALITY FINISH THROUGHOUT, READY TO MOVE INTO
- SIGNIFICANTLY EXTENDED TO THE REAR WITH FLEXIBLE LIVING SPACE
- LOFT CONVERSION PROVIDING ADDITIONAL BEDROOM WITH EXTENSIVE STORAGE
- SELF-CONTAINED OUTBUILDING WITH PLUMBING AND UTILITIES INSTALLED
- EXCELLENT INVESTMENT POTENTIAL WITH SCOPE FOR FURTHER DEVELOPMENT (STPP)
- EXTENSIVE OFF-ROAD PARKING FOR MULTIPLE VEHICLES (UP TO 12)
- SECURE PARKING WITH GATED ACCESS PLUS ADDITIONAL SIDE AND REAR PARKING
- CONVENIENT LOCATION WITH EASY ACCESS TO CITY CENTRE AND MAINLINE TRAIN STATION

Viewings: By appointment  
£420,000

### GROUND FLOOR

The ground floor offers generous and flexible living accommodation, perfectly suited to modern family life. Finished to a high standard throughout, the space provides multiple reception areas that can be adapted to suit a variety of needs, whether for entertaining, relaxing, or working from home. Accommodation includes a hallway (3.78m x 1.03m / 12'4" x 3'4") , two piece cloakroom (1.8m x 0.9m / 5'10" x 2'11") perfect for visitors, a living room (3.49m x 4.17m / 11'5" x 13'8") with bay window to front, dining room ( 4.75m x 3.66m / 15'7" x 12'0") modern fitted kitchen space (3.73m x 2.47m / 12'2" x 8'1") and a large extended family room (5.73m x 6.1m / 18'9" x 20'0") with patio doors to the garden and skylights bringing in lots of natural light.

### FIRST FLOOR

The first floor comprises well-proportioned bedrooms that provide comfortable and versatile living space. The layout is ideal for growing families, with flexibility for home working or additional dressing and study areas if required. Accommodation in full includes a landing space with window to rear and stairs leading to the second floor, two double bedrooms one to the front ( 4.32m x 3.86m / 14'2" x 12'7" ) and one to the rear aspect ( 4.77m x 3.45m / 15'7" x 11'3" ) a third single bedroom (2.38m x 2.3m / 7'9" x 7'6" ) and a stylish three-piece family bathroom (2.86m x 1.8m / 9'4" x 5'10")

### SECOND FLOOR

The loft conversion (4.3m x 3.74m / 14'1" x 12'3") creates an impressive additional bedroom, featuring extensive built-in storage with approximately ten cupboards cleverly utilising the eaves space. This level offers a private and spacious retreat, ideal as a principal suite or guest accommodation.

### OUTBUILDING/ANNEXE

A key feature of the property is the self-contained outbuilding, which benefits from its own access and is already fitted with plumbing and utilities. This versatile space is ideal for independent living, guest accommodation, or as a home office or studio. It also presents excellent potential for income generation or further development, subject to the necessary planning permissions.

### OUTSIDE

Set on a generous original double plot, the property enjoys a substantial rear garden despite the significant rear extension.

The property provides extensive off-road parking for multiple vehicles, with space for up to 12 cars. A secure garage door with gated access leads to additional parking at the side and rear, complemented by further off-road parking to the front, making it ideal for larger households or those requiring ample vehicle space.

### AREA

The property is conveniently located within walking distance of The King's School, Deacon's Academy, and Peterborough College, making it ideal for families. Peterborough City Centre and the mainline railway station are also easily accessible, offering fast and frequent services to London King's Cross in approximately 45 minutes. The home is well placed for local amenities and benefits from its proximity to the ongoing regeneration of the High Street.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>78</b>

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC