



Westwood Avenue, March

Guide Price £525,000 - £535,000 Freehold

**Sharman
Quinney**

Key Features



- GUIDE PRICE £525,000 - £535,000
- Downstairs Bedroom and Shower Room
- Sought After Location Close to Town Centre and Schools
- Generous Garden
- Garage PLUS Off-Road Parking

Storm Porch leading into...

Entrance Hall - 2.4m x 4.2m (7'8" x 13'7")
Hard wood flooring, composite front door, storage cupboard and understairs storage, double doors into dining room and door into utility.

Dining Room - 3.6m x 3.6m (11'8" x 11'8")
Hard wood flooring, bay window to front, archway opens into lounge

Lounge - 4.2m x 3.6m (13'7" x 11'8")
Carpet flooring, gas feature fireplace, double doors into kitchen

Kitchen - 4.2m x 6.5m (13'7" x 21'3")
Tiled flooring, a range of base and wall units in a gloss finish with tiled splash back, integrated eye



level double oven, microwave, gas hob, extractor fan, porcelain double drainer sink, dishwasher. Vaulted ceiling with glass insert skylights joined with French doors leading out onto the patio and views of the garden.

Utility Room - 2.5m x 3.2m (8'2" x 10'4")
Tiled flooring, space for fridge/freezer, washing machine and tumble dryer, stainless steel single drainer sink, cupboard housing boiler, door into WC, uvpc door and window to side

W/C - 1.3m x 1m (4'2" x 3'2")
Tiled flooring, low rise WC and small pedestal sink.

Study - 2.1m x 1.4m (6'8" x 4'5")
Tiled flooring, skylight window, door into Bedroom and Wet room.

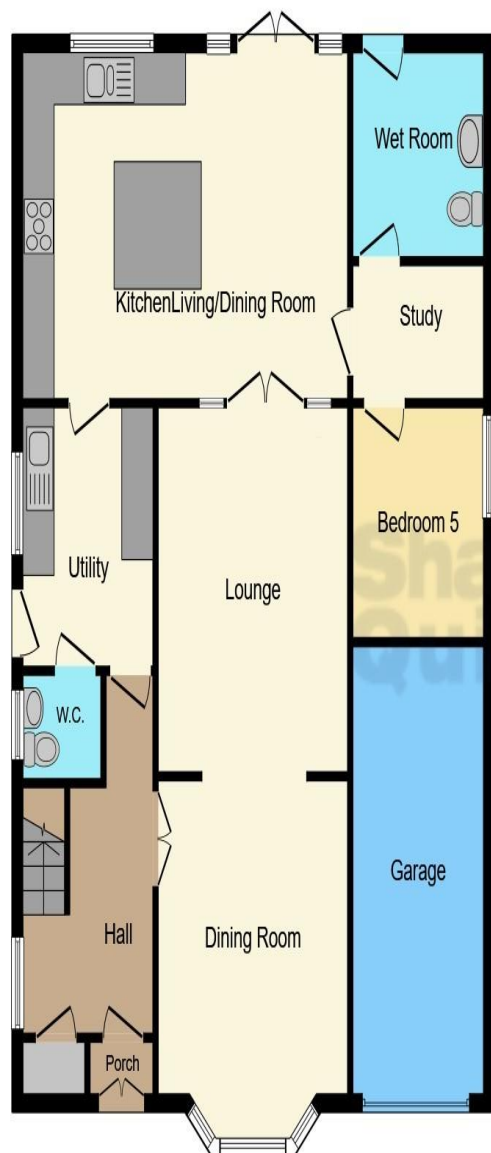
Bedroom Five - 2.6m x 2.3m (8'5" x 7'5")
Carpet flooring, window to side.

Wet Room - 2.7m x 2.1m (8'8" x 6'8")
Tiled flooring, power shower, vanity sink and low rise W/C, heated towel rail and uvpc door into garden.

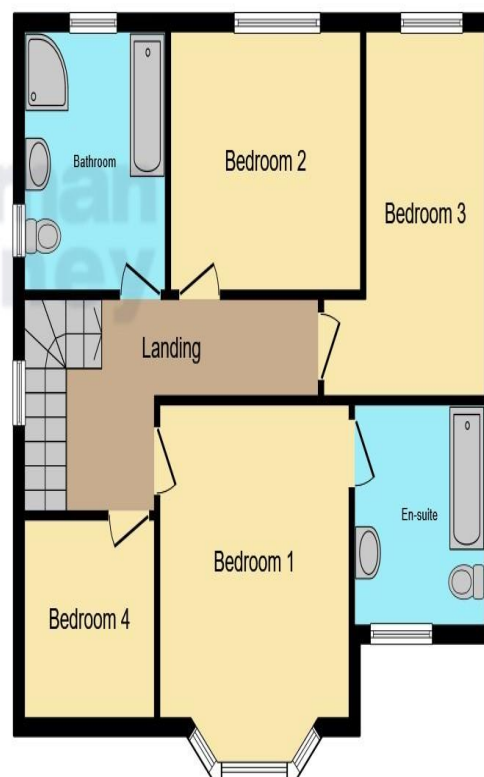
First Floor

Bedroom One - 3.6m x 4.2m (11'8" x 13'7")
Carpet flooring, bay window to front, built in wardrobes





Ground Floor



First Floor

Ensuite - 2.2m x 2.5m (7'2" x 8'2")
Tiled flooring, window to front, tiled bath with overhead shower, pedestal sink and low rise WC.

Bedroom Two - 3.6m x 3m (11'8" x 9'8")
Carpet flooring, built in wardrobes and window overlooking garden.

Bedroom Three - 4.1m x 2.2m (13'4" x 7'2")
Carpet flooring and window overlooking garden.

Bedroom Four - 2.2m x 2.4m (7'2" x 7'8")
Carpet flooring and window overlooking garden.

Bathroom - 2.9m x 2.5m (9'5" x 8'2")
Tiled flooring, split level for bath and shower, built in vanity unit for toilet and sink. Dual aspect windows to side and rear.

Outside -
The front of the property is paved, providing off road parking for multiple vehicles. Gated side access into the rear garden. Large patio area, garden is mostly laid to lawn, with a bar area and multiple sheds, most with light and power.

Garage - 2.3m x 5m (7'5" x 16'4")

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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